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SAN FRANCISCO PLANNING DEPARTMENT

Date received:
GOVERNMENT
DOCUMENTS DEPT

JAN - 7 2010

Environmental Evaluation Application

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The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): Shannon Han

Date: 10/7/09

(For Staff Use Only) Case No. 2009.1020E

Address: 2239-41 TARAVAL ST.

Block/Lot: 2393/042

Class 1(e)(2) Existing facilities - addition less than 10,000 sq. ft. 1-51

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner YAN LI ZHANG Telephone No. (415) 9336032
 Address 2239 TARAVAL ST. Fax No. _____
S.F. CA 94116 Email _____
 Project Contact SHERMAN YAN Telephone No. (415) 517 7277
 Company S&A ENGINEERING DESIGN Fax No. _____
 Address 423 YALE ST. Email SABYANFUX@AOL.COM
S.F. CA 94134

Site Information

Site Address(es): 2239-41 TARAVAL STREET. S.F. CA 94116
 Nearest Cross Street(s) 33rd AVE.
 Block(s)/Lot(s) 2393/042 Zoning District(s) NC-2
 Site Square Footage 2500 SF. Height/Bulk District 50-X
 Present or previous site use COMMERCIAL STORE
 Community Plan Area (if any) _____

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use RESIDENTIAL (2 UNITS)

Narrative project description. Please summarize and describe the purpose of the project.

- 1). THERE WILL BE NEW 2- STORY VERTICAL ADDITION OVER EXISTING 1 STORY COMMERCIAL STORE. USE FOR 2 DWELLING UNITS.
- 2). EXTEND EXISTING BUILDING TO THE REAR AT GROUND FLOOR.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	—	—	3660	3660
Retail	COMMERCIAL	1475	770	2245
Office	—	—	—	—
Industrial	—	—	—	—
Parking	—	—	—	—
Other (specify use)				
Total GSF				5905

Dwelling units	—	—	2	2
Hotel rooms	—	—	—	—
Parking spaces	—	—	—	—
Loading spaces	—	—	—	—
Number of buildings	1	1	1	1
Height of building(s)	14'-6" ±	12'-0" ±	21'-6"	33'-6" ±
Number of stories	1	1	2	3

Please describe any additional project features that are not included in this table:

←

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2239-2241 Taraval Street
Block/Lot: 2393/042
Case No.: 2009.1020E
Date of Review: December 29, 2009
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes a two-story vertical addition flush with the front building wall and a horizontal addition at the rear in order to accommodate the addition of two new dwelling units over the two existing commercial spaces located on the ground floor of the subject building.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1928; however, the Spring Valley Water records indicate that the subject building was connected to the municipal water supply in 1927. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the south side of Taraval Street, between 32nd and 33rd Avenues within an NC-2 Zoning District and a 50-X Height and Bulk District in the Parkside neighborhood. The subject block consists of a mix of one-story commercial structures – including a veterinary clinic and an auto repair shop – and two- and three-story residential structures. A mix of architectural styles and uses characterizes Taraval Street at this location, including commercial buildings constructed in a modified Mid-Century Modern style, contemporary residential structures, and the subject building, which appears to have been constructed in a modified Art Deco architectural style. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register*

¹ Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject building appears to have been constructed sometime between 1927 and 1928. The subject property appears to be among the early wave of residential construction on the block. However, the subject building does not appear to represent a trend or the collective history of the site or area that has made a significant contribution to the broad patterns of local history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

A copy of the original application for a water connection for the subject building indicates that the earliest owners of the subject building were Martha and Stephen T. Salopek. No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a wood-frame commercial building that has been divided into two commercial spaces. The street-facing elevation of the subject building is clad in stucco with a pediment parapet, under which runs a row of wood transom windows on the west end of the elevation. It appears that the storefront windows on the west end of the elevation are wood windows, and there is a recessed entrance. The east end of the elevation appears to have been significantly altered, and includes a metal storefront window and a recessed entrance at the east edge of the elevation.

The subject building does not appear to have specific characteristics that appear to definitively embody an authentic type, period, region, or method of construction, and does not appear individually eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

As noted above, it does not appear that the subject building is individually eligible for the California Register.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration).

☐ The project is a significant impact as proposed. (Continue to 5. if the project is an alteration)

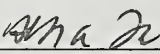
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does the subject property appear to be located within a potential designated historic district.

PRESERVATION COORDINATOR REVIEW

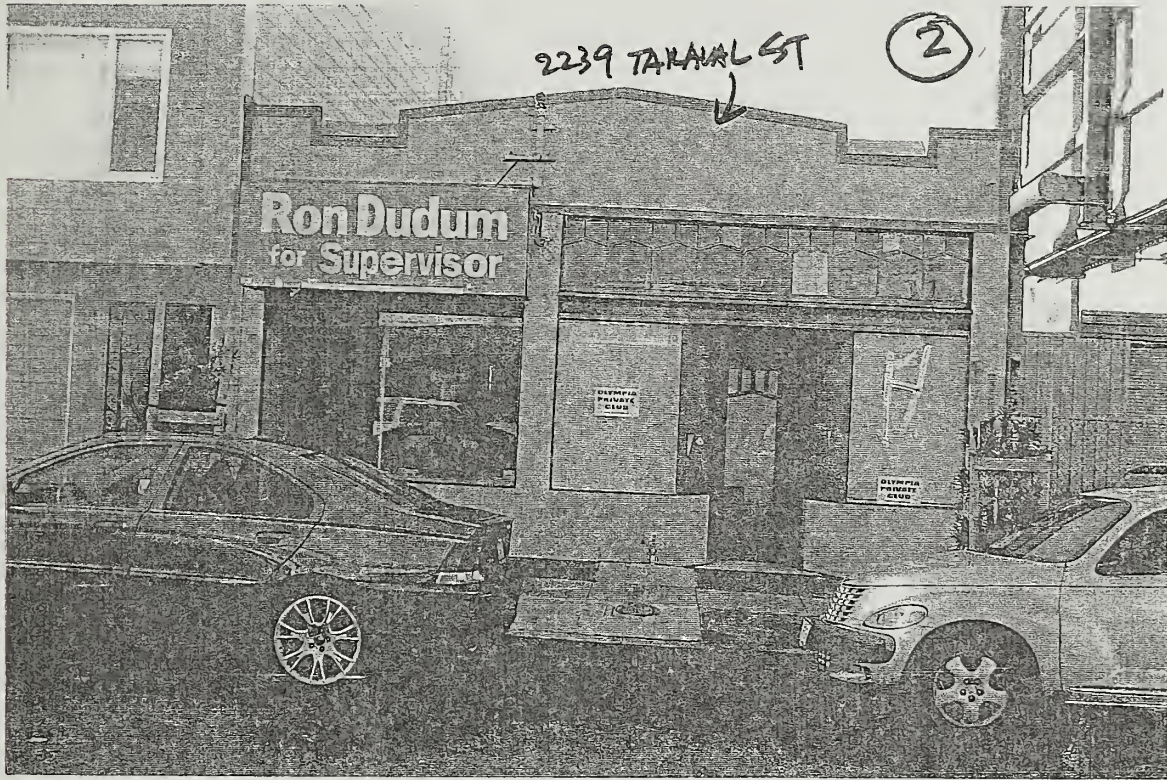
Signature: 
Tina Tam, *Preservation Coordinator*

Date: 1-5-2010

CC:

Linda Avery, *Recording Secretary*, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Elizabeth Watty, Neighborhood Planner, SW Quadrant

G:\DOCUMENTS\historic\2239-41 Taraval Street.doc







SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
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SEP 22 2009

Environmental Evaluation Application
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

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The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

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Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9036, leigh.kienker@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee # 2346	☒	
Supplemental Information Form for Historical Resource Evaluation and/or a Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

GOVERNMENT
DOCUMENTS DEPT

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

JAN 12 2010

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No. 2009.090905

Address: 253-255 (ARLON AVE)

Block/Lot: Block 1026 LST 105

Signed (owner or agent):

John E. Barry
John E. Barry

Date:

9/19/09

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner	John BARRY & MAY ^{for}	Telephone No.	415 564 0225 / 415 235 7897
Address	1627 Guth Ave	Fax No.	0
	SAN FRANCISCO CA 94122	Email	JACKBARRY99@GMAIL.COM
Project Contact	John BARRY	Telephone No.	415 564 0225
Company	---	Fax No.	0
Address	1627 10th Ave	Email	JACKBARRY99@GMAIL.COM
	SF CA 94122		

Site Information

Site Address(es):	253-255 PARKER AVE. SF CA 94118		
Nearest Cross Street(s)	GEARY BOULEVARD		
Block(s)/Lot(s)	Block 1086 / Lot 006	Zoning District(s)	RH-3
Site Square Footage	3,123	Height/Bulk District	40' Height Limit
Present or previous site use	Two UNIT Residential BLD.		
Community Plan Area (if any)			

Project Description: please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Vertical & Rear Addition		

Describe proposed use: 1) Add 3RD FLAT where the Attic is now

2) EXTEND The Building deeper

3) convert BASEMENT to 3 CAR GARAGE

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
DATE RECEIVED FOR ENVIRONMENTAL REVIEW

CLASS 1(e)

[Signature] 1/7/09

Narrative project description. Please summarize and describe the purpose of the project.

PURPOSE: To Preserve AS MUCH AS POSSIBLE OF THE CURRENT, "Beat up", TRANSFIGURED, Re BUILT pieceMeal, structure & to Add more depth & Add A THIRD FLOOR FLAT where The ATTIC is NOW & to convert The BASEMENT to A 3 CAR GARAGE & to Add decks on ALL LEVELS & Add energy CONSERVATION VIA: INSULATION & DOUBLE PANE WINDOWS & TANKLESS water Heaters & SOLAR-VOLTAICS IF possible. ADDING More Bedrooms & A New UNIT & 3 CAR PARKING IS GOOD FOR THE CITY. Preserving The OLD WOOD SAVES TREES. DUMPING ASBESTOS SHINGLES IS GOOD.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? <i>If yes, submit a Supplemental Information Form for Historical Resource Evaluation. Instructions on how to fill out the form are outlined in the San Francisco Preservation Bulletin No. 16 (see pages 28-34 in Appendix B).</i>	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? <i>If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.</i>	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? <i>If yes, how many feet below grade would be excavated? _____</i> <i>What type of foundation would be used (if known)? _____</i>	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? <i>If yes to either Question 3a or 3b, please submit a Geotechnical Report.*</i>	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? <i>If yes, please submit a Tree Disclosure Statement.</i>	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? <i>If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.</i>	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? <i>If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.</i>	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? <i>If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.</i>	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? <i>If yes, please describe.</i>	☐	☒
10. Is the project related to a larger project, series of projects, or program? <i>If yes, please describe.</i>	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2192	2192	2648	4840
Retail	—	—	—	—
Office	—	—	—	—
Industrial	—	—	—	—
Parking SPACE	1400	1400	231	1631
Other (specify use)	3592	3592	2879	6471
Total GSF				

Dwelling units	2	2	1	3
Hotel rooms	—	—	—	—
Parking spaces	0	0	3	3
Loading spaces	—	—	—	—
Number of buildings	1	1	0	1
Height of building(s)	35'	35'	2'	37'
Number of stories	3.5	3.5	.5	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

we will transform a dilapidated two unit B
 - w/ NO ACTUAL GARAGES - into a 3 unit B
 - w/ 3 GARAGES & it will HAVE ENHANCED
 VICTORIAN CHARACTERISTICS.

note: THE BLOCK HAS, NOW, A COMMERCIAL / INDUSTRIAL
 FEEL to it - From the Big Retail Carpet store &
 THE BIG U.S. POSTAL DISTRIBUTION FACILITY.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 253-255 Parker Avenue
Block/Lot: 1086/006
Case No.: 2009.0909E
Date of Review: December 23, 2009
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The 3,125 square foot (sq. ft.) subject property contains one, 3,592 sq. ft. two-family building. The proposal is to construct a north side and rear horizontal expansion. The proposed expansion includes approximately 2648 sq. ft. of new habitable space and 231 sq. ft. of garage space for a total of 6,471 sq. ft. after the addition is complete.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect sometime between 1890 and 1897. The subject property is not included on any survey or register. The building's estimated date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on west side of Parker Avenue between Geary Boulevard and Anza Street in the City's Inner Richmond neighborhood. While located in the Inner Richmond neighborhood, the subject building is not located within the Inner Richmond Survey Area. The subject building is located on a block with buildings from a variety of eras and styles without a high level of visual continuity. The subject building does not appear to be located within a known or potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed.

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: n/a

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is not eligible for the California Register as an individual resource or as a contributing resource.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

253 Parker Avenue does not appear to be eligible for listing in the California Register as a resource under Criterion 1. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

253 Parker Avenue does not appear to be a resource under Criterion 2 (Persons). The people associated with the subject property include William Henerderson, Margaretha Cook, Isabella Feldman, Francis Warrer, Georgia & Ina O'Dell, Florence Smith, Chester & Eleanor Combs, Albert J Benjamin, George & Marry Morris, Ruth D. Dorney, Edwin Harshman, and Rheda Shein. There is no indication that any of these individuals was a person that would be considered significant pursuant to the California Register or National Register criteria.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

253 Parker Avenue is a heavily modified stick-style Victorian era building as evident by its date of construction, square bay and bracketed cornice. It is currently clad in asbestos siding with aluminum slider windows. It does not does not embody the distinctive characteristics of this era or style and does not represent the work of a master. 253 Parker Avenue does not appear to be eligible as a resource under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks

Association: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks

Feeling: ☐ Retains ☐ Lacks

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

3. Determination whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)

☐ The project is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ama
Tina Tam, *Preservation Coordinator*

Date: 1-7-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Address File



253-255 Parker Avenue



West side of Parker Avenue





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Kevin Kille

(For Staff Use Only) Case No.

2009.0563E

v.01.12.2009

Date:

7/6/09

Address:

1974 FILBERT ST.

Block/Lot:

518/19

GOVERNMENT
DOCUMENTS DEPT

JAN 12 2010

SAN FRANCISCO
PUBLIC LIBRARY

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	Kevin and Cathy Dill	Telephone No.	(415)923-1276
Address	2513 Octavia Street	Fax. No.	(415)923-0725
	San Francisco, CA 94123	Email	kevinedill@comcast.net
Project Contact	Kevin Dill	Telephone No.	(415)923-1276
Company	Dill Architectural Group	Fax No.	(415)923-0725
Address	2513 Octavia Street	Email	kevinedill@comcast.net
	San Francisco, CA 94123		

Site Information

Site Address(es):	1974 Filbert Street		
Nearest Cross Street(s)	Buchanan		
Block(s)/Lot(s)	518/19	Zoning District(s)	RH-2
Site Square Footage	2,682	Height/Bulk District	40x
Present or previous site use	Single Family Dwelling		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	\$200,000

Describe proposed use Single Family Dwelling

Narrative project description. Please summarize and describe the purpose of the project.

The project is additions and interior alterations to an existing single family dwelling, including a front addition and extension of the third story and a small side infill. Environmental Review would not be required for this project, except for the fact that the existing building was noted on the 1976 DCP survey. As noted in the HRE prepared by Vincent Marsh, the building does not in any way represent an historical resource and we are requesting that it be removed from the list. Because the building is not a resource and should be taken off the list, the proposed addition and interior alteration should not require further environmental review.

This building is in very poor condition and has no architectural integrity. If not for the difficulty and length of time required to obtain a demolition permit, the project sponsor would pursue that option. In lieu of demolition, the project sponsor has chosen the addition and interior alteration option for this single family residence.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2037	2037	913	2950
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	582.5 garage	383.5 garage	183 garage	566.5
Other (specify use)		199(gar. to storage.)		199
Total GSF	2619.5	2619.5	1096	3715.5

Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	2	2	0	2
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	29ft	29ft	6.5ft	35.5ft
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

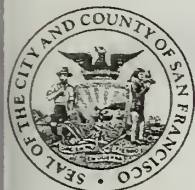
The addition to the existing third floor is set back 34 ft from the front property line.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

[Signature] 1/7/09



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: 1974 Filbert Street
Block/Lot: 0518/019
Case No.: 2009.0563E
Date of Review: December 16, 2009
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The subject building is a 2619.5 sq. ft., 29' tall 3-story, single-family house located on a 2681.25 sq. ft. lot. The proposed project includes a front horizontal extension at all three floors, interior alterations and significant façade alterations that will result in a 3715.5 sq. ft. 3-story, single-family house.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1883. The subject property is listed on the City's 1976 Architectural Survey with an overall rating of 0. It is not listed on any other survey or on the California or National Registers. Although the subject building is not listed on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the north side of Filbert between Buchanan and Laguna Streets in the City's Marina District. The immediate context is a mixture of two and three-story buildings that do not have a lot of visual continuity. There is a row of intact Victorian era cottages immediately to the west of the subject property, which are known historic resources and included on the Junior Leagues 1969 Here Today Survey. The subject property is not located within a known historic district nor does it appear to be located within a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed.

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine

Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: n/a

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is not eligible for the California Register.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

1974 Filbert Street does not appear to be eligible under Criterion 1 (Events). Research into newspaper archives did not uncover any events associated with the subject property that would have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

1974 Filbert Street does not appear to be eligible under Criterion 2 (Persons). City Directories and the San Francisco Biographical File were consulted, and none of the persons associated with the subject property would be considered significant persons pursuant to the California Register or National Register criteria.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

According to Building Permit records, the subject building was constructed in 1883, but does not retain any resemblance to its original form or design. The subject building is a nondescript box with no character defining features or finishes. It lacks any architectural interest or quality of design; it does not possess high artistic values and does not appear to be the work of a master.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

3. Determination whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)

☐ The project is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: A row of three Victorian era cottages directly to the west of the subject property are included on the Junior League's 1969 Here Today Survey and are historic resources. The proposed changes to the subject property would not have a negative impact on those resources as the massing, and the height of the resulting building are compatible with the adjacent resources as well as the other surrounding buildings. The subject property is not located within a known historic district or a potential historic district. The proposed alterations will not have an adverse impact on off-site historic resources.

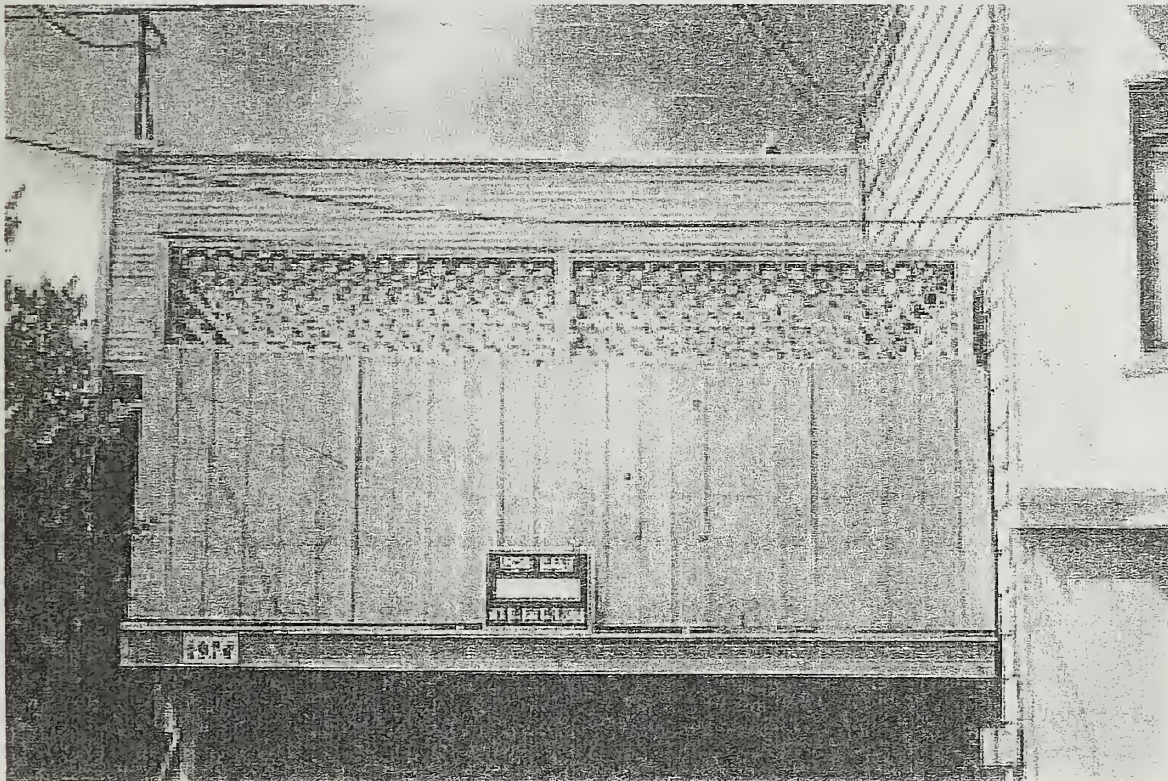
PRESERVATION COORDINATOR REVIEW

Signature: Tina Tam
Tina Tam, *Preservation Coordinator*

Date: 1-6-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Address File

**1974 Filbert Street
San Francisco. CA 94123**







SAN FRANCISCO PLANNING DEPARTMENT

Date received:
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JAN 13 2010

Environmental Evaluation Application

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The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

11/23/09

(For Staff Use Only) Case No.

2009.10985

Address:

75 VAN BUREN ST.

Block/Lot:

6730/025

v.01.J2.2009

Class 1(e)(2) - Addition of less than
10,000 square feet.
Handwritten: Addition of less than 10,000 square feet.

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Jason Krolicki</u>	Telephone No.	<u>415-812-8063</u>
Address	<u>75 Van Buren St</u>	Fax. No.	<u></u>
	<u>San Francisco, CA 94131</u>	Email	<u>Jason.Krolicki@Arup.com</u>
Project Contact	<u>Jason Krolicki</u>	Telephone No.	<u>415-812-8063</u>
Company	<u>Owner</u>	Fax No.	<u></u>
Address	<u></u>	Email	<u></u>
	<u></u>		<u></u>

Site Information

Site Address(es):	<u>75 Van Buren St</u>		
Nearest Cross Street(s)	<u>Surrey St.</u>		
Block(s)/Lot(s)	<u>6730 / 025</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>2169</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Residential-House, one family.</u>		
Community Plan Area (if any)	<u></u>		

Project Description – please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☐ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	<u></u>	Estimated Cost	<u>\$150,000.00</u>

Describe proposed use Residential - House, one family.

Narrative project description. Please summarize and describe the purpose of the project.

The project is an addition that includes one bedroom, one bathroom, and a living room. The addition is estimated as 863 square feet and be two stories in height. The project will remain a single family residence.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

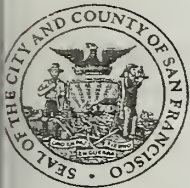
If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	859	859	941	1800
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	859	859	941	1800

Dwelling units	1	1	1	1
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings	1	1	1	1
Height of building(s)	15'-4"	15'-4"	25'-4"	25'-4"
Number of stories	2	2	2	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 75 Van Buren Street
Block/Lot: 6730/025
Case No.: 2009.1098E
Date of Review: December 18, 2009
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project includes an addition to the existing single-family home located on the subject property. The proposed addition would be located on the northeast side of the existing building. As proposed, the addition would be two-stories and would measure approximately 860 square feet in order to accommodate one bedroom, one bathroom, and a living room. According to information submitted by the Project Sponsor, the existing subject building measures approximately 900 square feet. With the proposed vertical and horizontal addition, the subject building would provide 1800 square feet of living space. As proposed, the subject building would remain a single-family home.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1921, which is consistent with information submitted by the Project Sponsor that includes a chain of title for ownership. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is an historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the northeast corner of Van Buren and Surrey Streets, within an RH-1 Zoning District in the Glen Park Neighborhood. The subject building is located on a block characterized by a range of architectural styles and dates of construction. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register*

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Based on a review of historic Sanborn Fire Insurance Survey maps, it appears that the basic pattern of neighborhood development on the east side of Van Buren Street had been established by 1915, and that the development pattern of the west side of Van Buren was established sometime between 1915 and 1950. The subject lot is a triangular, corner lot. The existing subject building appears to be the first structure constructed on the subject lot.

It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local residential development history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

There is no known association between the subject property and persons important in our local, regional, or national past. The first known owners of the subject lot were Emil and Elena Hellisto, who sold the lot and building to George and Elizabeth Wood in 1926. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a minimally ornamented one-story-over-basement, single-family home located on the corner of Van Buren and Surrey Streets. The wood frame building is clad in stucco, is rectangular in plan, and has a shallow pitch hipped roof. A recessed entrance is located in the center of the Van Buren Street elevation; a garage entrance is located on the Surrey Street secondary elevation at the basement level. What appears to be a casement window is located on the north end of the Van Buren Street elevation. A pair of tripartite wood windows, each with a stained glass transom, is located on the Surrey Street elevation.

It does not appear that the subject building is representative of a type, period, region, or method of construction. It does not appear that the subject building is significant based on Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

-
3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does it appear to be located within a potential historic district. It does not appear that the proposed project would have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: *Tina Tam*
Tina Tam, Preservation Coordinator

Date: 1-8-2010

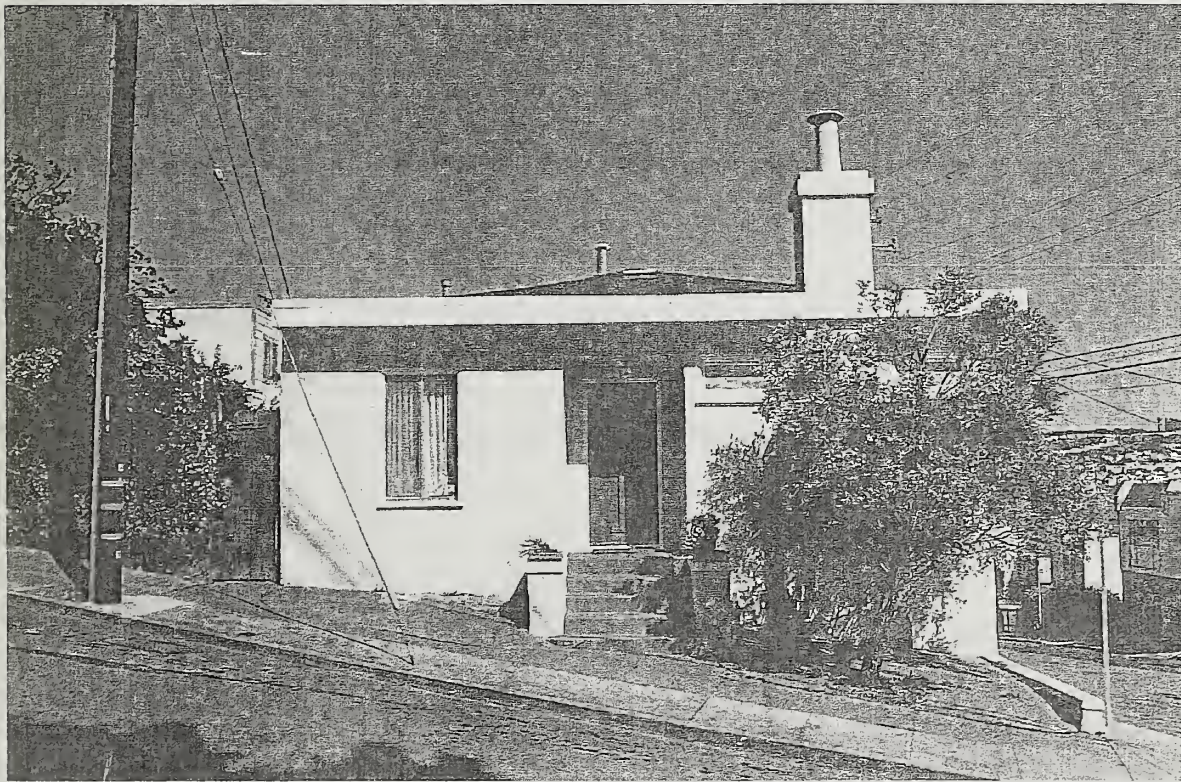
CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\75 Van Buren Street.doc

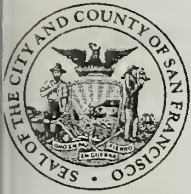


(1) 75 Van Buren St – South Elevation



(2) 75 Van Buren St – West Elevation





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2007.1249E
Project Title: 735-743 Green Street
Zoning: RM-2 (Residential, Mixed Moderate-Density) Use District
40-X Height and Bulk District
Block/Lot: 0129/031
Lot Size: Approximately 6,342 square feet
Project Sponsor: Victoria Stein – (415) 987-5840
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the eastern slope of Russian Hill, on the south side of Green Street between Mason and Powell Streets in the North Beach neighborhood. The 6,342 square-foot project site is currently occupied by a two-story-over-basement structure at the rear of the lot (735 Green Street) containing four dwelling units, which was constructed in 1919; and a one-and-one-half-story-over-basement structure at the front of the lot (743 Green Street) containing one dwelling unit, which was

[See next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

Date

cc: Victoria Stein, Project Sponsor
Mark Luellen, Neighborhood Planning Division
Angela Threadgill, Preservation Planner
Supervisor David Chiu, District 3

Virna Byrd, M.D.F.
Historic Preservation Distribution List
Sue Hestor
Mary Miles

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JAN 22 2010

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PROJECT DESCRIPTION (continued):

constructed in 1907. The multi-family residential structure at 735 Green Street is approximately 4,080 square feet (sq. ft.) and 30-feet-tall with no off-street parking spaces. The single-family home at 743 Green Street is approximately 1,400 sq. ft. and 27 feet-tall with no off-street parking spaces. Each structure fronts onto and shares an approximately 25-foot wide by 85-foot deep landscaped yard, which is situated at the front southeast corner of the project site.

The proposed project would add two new dwelling units at the basement level of 735 Green Street. In addition, the following alterations would be made: installation of a two-car garage at the basement level of 743 Green Street; replacement of wood-framed windows; alteration of the roof of 743 Green Street with a new dormer on the west side roof surface and new gable end at the south rear façade with new flat-profile skylights; and new shallow stair wells within the existing grade at the north façade of 735 Green Street and the east façade of 743 Green Street for access to the new dwelling units and habitable space. The proposed project would add about 2,050 sq. ft. to 735 Green Street, for a total of 6,150 sq. ft., and about 1,700 sq. ft. to 743 Green Street for a total of 3,100 sq. ft. The heights of the existing buildings would remain the same. The proposed project would require public notification pursuant to Section 311.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the property at 735-743 Green Street is a historical resource as defined by CEQA. In the Historic Resource Evaluation Response memorandum (HRER) dated December 3, 2009, the Planning Department determined that the property is a historical resource.¹

The property was first surveyed in 1968 by the Junior League and subsequently published in the locally adopted register, *Here Today*. The property is also included in the 1976 Architectural Survey. Additionally, the property is listed in the 1982 North Beach Survey, an adopted local register approved by the Board of Supervisors in 1999. The property has been assigned a National Register rating of 4, meaning the site may become eligible for listing in the National Register. Based on the 1982 North Beach Survey, the subject property also appears to be eligible for the California Register as a contributor to a potential historical district for its association with the reconstruction immediately following the 1906 Earthquake and Fire (Criterion 1, Events), and for embodying distinctive characteristics of a surrounding potential historic district (Criterion 3, Architecture).

Immediately north and east of the subject property are the North Beach neighborhood commercial and residential districts, many properties of which are identified in the adopted 1982 North Beach Survey, including the subject property. North Beach was shaped by the events of the 1906 Earthquake and Fire. The fires that burned on the third and fourth days of the event consumed most of the neighborhood. Among the immediate blocks of the subject property is a concentration of historic post-quake wood-frame multi-family residential buildings that maintain integrity from their date of construction (1906-

¹ Memorandum from Angela Threadgill, Preservation Planner to Andrea Contreras, Major Environmental Analysis. December 3, 2009. A copy of this memorandum is attached.

1915), which is within the period of significance (1906-1941) determined in the adopted 1982 North Beach Survey.

Architectural styles in the project vicinity reflect the urban forms of the early 20th Century Revival period and are consistent with the building types found within North Beach. The ornamentation is typically restrained, consisting of smooth plaster, horizontal siding, shaped parapets or heavy detailed cornices. The architectural features of the existing property that define its character are: the orientation and spatial relationships of the two buildings to each other and adjacent structures; the large landscaped yard above street level and its associated masonry retaining wall and entry stairs; the overall building forms; general roof forms as seen from the public right-of-way, including the turreted bay window of 743 Green Street; façade materials and trim; fenestration pattern as seen from the public right-of-way; raised and recessed entrances and associated porches; and wood double hung windows at the primary elevations. The proposed project would retain sufficient historic fabric and materials of the above-mentioned character-defining features as to avoid any significant impacts. The combined effects of the alterations would not result in any cumulative impact to the historical resource. However, further reduction in material retention of the building would likely result in reaching a cumulative negative impact, and should be avoided. Any additional future alterations to the historic façades should bring the appearance of the building closer to its appearance during the period of significance. Overall, the proposed project would not cause a substantial adverse change in the significance of the resource such that its significance would be materially impaired.

The alterations are designed in a manner so that off-site historical resources and the significant context of the North Beach neighborhood would not be adversely affected by the proposed alterations. The proposed garage and garage door opening on the front façade of 743 Green Street would require minimal removal of the cast concrete foundation; the garage door would be similar in design to garages installed in adjacent historical resources. The proposed dormer on the west roof surface and the gable extension on the south rear façade of 743 Green Street would be sufficiently setback from the front façade and the peak of the dormer is lower than the building's main ridgeline, thus preserving the overall form of the building. As a result of this proposed setback and height of the proposed dormer, the roof alteration would be minimally visible, except for certain angles from the public right-of-way. However, the visibility is minimal enough that it does not constitute a significant or adverse impact to the individual structure or surrounding potential district. The proposed finished basements and shallow access stair wells would require minimal changes to the finished exterior grade and would be minimally visible from the public right-of-way; thus, the off-site resources or the significant context of the North Beach neighborhood would not be materially or visually impaired. Furthermore the proposed project respects the overall materials, massing, scale, and important spatial relationships of the adjacent historic resources. The project would not impact the integrity of the subject building such that it would no longer contribute to a potential North Beach residential historic district. Therefore, the proposed project would not result in a significant impact to a historic resource, either individually or cumulatively.

CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Class 1(e)(2) provides for additions to existing structures provided that the addition would not result in more than

10,000 square feet if the structure is in an area where all public services and facilities are available, and the project is not in an environmentally sensitive location. The proposed project would add approximately 2,050 sq. ft. to the existing 4,080 sq. ft. multi-family residential structure at 735 Green Street for a total of approximately 6,150 sq. ft.; and 1,700 sq. ft. to the existing 1,400 sq. ft. single family home at 743 Green Street for a total of 3,100 sq. ft. All other minor alterations as proposed would be in keeping with the surrounding potential historic district. The project site is in an urban location well served by all public services and is not environmentally sensitive. The proposed project therefore meets the criteria of Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource but the proposed project would not cause a substantial adverse change in the significance of the historical resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Andrea Contreras
Project Address: 735-743 Green Street
Block/Lot: 0129/031
Case No.: 2007.1249E
Date of Review: December 3, 2009
Planning Dept. Reviewer: Angela Threadgill
(415) 558-6602 | angela.threadgill@sfgov.org

1650 Mission St.
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Reception:
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415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ Addition

PROJECT DESCRIPTION

The project site is located on the south side of Green Street midblock between Mason and Powell Streets in the North Beach neighborhood. The 6,342 square-foot project site is currently occupied by a two-story-over-basement structure at the rear of the lot (735 Green Street) containing four dwelling units, which was constructed in 1919; and a one-and-one-half-story-over-basement structure at the front of the lot (743 Green Street) containing one dwelling unit, which was constructed in 1907. The multi-family residential structure at 735 Green Street is approximately 4,080 square feet (sq. ft.) and 30-feet-tall with no off-street parking spaces. The single-family home at 743 Green Street is approximately 1,400 sq. ft. and 27 feet-tall with no off-street parking spaces. Each structure fronts onto and shares an approximately 25-foot wide by 85-foot deep landscaped yard, which is situated at the front southeast corner of the project site. The proposed project, according to revised plans dated September 15, 2009, would add two new dwelling units at the basement level of 735 Green Street. In addition, the following alterations would be made: installation of a two-car garage at the basement level of 743 Green Street; wood-framed replacement windows; alteration of the roof of 743 Green Street with a new dormer on the west side roof surface and new gable end at the south rear façade with new flat-profile skylights; and new shallow stair wells within the existing grade at the north façade of 735 Green Street and the east façade of 743 Green Street for access to the new dwelling units and habitable space. The proposed project would add about 2,050 sq. ft. to 735 Green Street, for a total of 6,150 sq. ft., and about 1,700 sq. ft. to 743 Green Street for a total of 3,100 sq. ft. The heights of the existing buildings would remain the same. The proposed project would require public notification pursuant to Section 311.

PRE-EXISTING HISTORIC RATING / SURVEY

According to the building permits, 743 Green Street (the front structure) was constructed by I.W. Parsons in 1907 as a single-family dwelling for property owner Mary Feusier. A subsequent owner, Federico Marra, had 735 Green Street constructed in 1919 with multi-family flats, and was designed by architect Charles Fantoni. The property was first surveyed in 1968 by the Junior League and subsequently published in *Here Today*, which is a locally adopted register. The property is also included in the 1976 Architectural Survey. The property is listed on an adopted local register, the 1982 North Beach Survey approved by the Board of Supervisors in August 1999, at which time the property was assigned a National Register rating of 4 - "May become eligible for listing in the National Register." Because the

property is listed as part of adopted local registers and may become eligible for listing on the California Register, 735-743 Green Street is considered a "Category A.2" property for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is on the eastern slope of Russian Hill, within an RM-2 (Residential Mixed, Moderate Density) Zoning District and a 40-X Height and Bulk District. The property is located on the south side of Green Street, between Powell and Mason Streets. Immediately north and east of the subject property are the North Beach neighborhood commercial and residential districts, many of which properties are identified in the adopted 1982 North Beach Survey, including the subject property. North Beach was shaped by the events of the 1906 Earthquake and Fire, where the neighborhood at the time fell victim to the fires that ensued on the third and fourth days of the event, except for approximately 13 blocks on the eastern slopes of Telegraph Hill. Concentration of historic post-quake wood-frame multi-family residential buildings that maintain integrity from their date of construction (1906-1915) survive among the immediate blocks of the subject property, which is among the period of significance (1906-1941) determined in the adopted 1982 North Beach Survey. Architectural styles are largely represented by the urban forms of early 20th Century Revival period applied to consistent building types found within North Beach. The ornamentation is usually quite restrained, consisting for the most part of smooth plaster, horizontal siding, shaped parapets or heavy detailed cornices.

-
1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research completed by Planning Department Staff, and research and data provided to the Planning Department by Tim Kelly, formerly of Tim Kelley Consulting.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1906-1941

Notes: Based on the adopted local register, the 1982 North Beach Survey, it appears that the subject property is eligible for the California Register as a contributor to a potential district for its association with the reconstruction that immediately followed the 1906 Conflagration (Criterion 1 – Events) and for embodying distinctive characteristics of a type and period of construction within the context of a potential historic district (Criterion 3 – Architecture).

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: The existing buildings were constructed on and have continuously occupied the same parcel of land and maintains its setting among many other two- to four-story residential buildings constructed in the early Twentieth Century. Limited alterations in more recent years replaced original wood-framed windows, but nonetheless, the property is able to convey its historic materials and feeling, original design and workmanship from the period of significance of the potential historic district. The subject building has retained sufficient integrity from the period of significance to be eligible for the California Register as a contributor to a potential historic district.

3. Determination whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (*Go to 6. below*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

Notes: The features of the existing property that define its character are: the orientation and spatial relationships of the two buildings to each other and adjacent structures; the large landscaped yard above street level and its associated masonry retaining wall and entry stairs; the overall building forms; general roof forms as seen from the public right-of-way, including the turreted bay window of 743 Green Street; façade materials and trim, including the water table, belt course, cornice, and moldings; fenestration pattern, as seen from the public right-of-way; raised and recessed entrances and associated porches; and wood double hung windows with ogee lugs on the primary elevations.

The proposed project would retain sufficient historic fabric and materials of the above-mentioned character-defining features to avoid any significant impacts. The combined effects of the alterations would not result in any cumulative impact to the historical resource. However, further reduction in material retention of the building would likely result in reaching a cumulative negative impact, and should be avoided. Any additional future alterations to the historic façades should bring the appearance of the building closer to its appearance during the period of significance.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

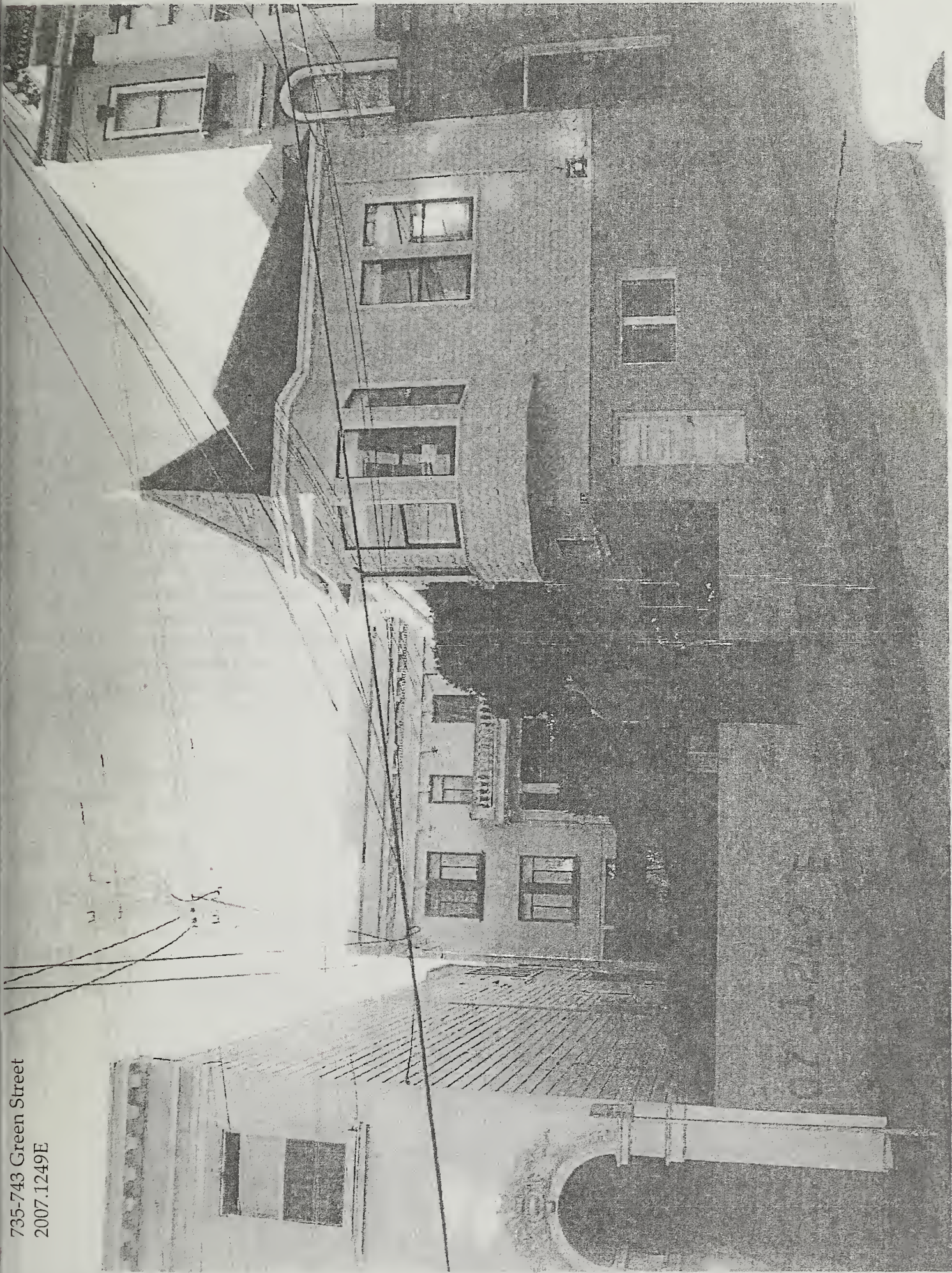
Notes: The alterations are designed in a manner so that off-site historical resources and the significant context of the North Beach neighborhood would not be adversely affected by the proposed alterations. The proposed garage and garage door opening on the front façade of 743 Green Street would require minimal removal of the cast concrete foundation; the garage door would be similar in design to garages installed in adjacent historical resources. The proposed dormer on the west roof surface and the gable extension on the south rear façade of 743 Green Street would be sufficiently setback from the front façade and the peak of the dormer is lower than the building's main ridgeline, thus preserving the overall form of the building. As a result of the proposed setback and height of the proposed dormer, taller adjacent buildings, and topography the roof alteration will be minimally visible, except for certain oblique angles from the public right-of-way. The proposed finished basements and shallow access stair wells would require minimal changes to the finished exterior grade and would be minimally visible from the public right-of-way, thereby the off-site resources or the significant context of the North Beach neighborhood would not be materially or visually impaired. Furthermore the proposed project respects the overall materials, massing, scale, and important spatial relationships of the adjacent historic resources. The project would not impact the integrity of the subject building such that it would no longer contribute to a potential North Beach residential historic district.

PRESERVATION COORDINATOR REVIEW

Signature: *Tina Tam*
Tina Tam, Preservation Coordinator

Date: 12-28-09

cc: Margaret Yuen, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Address File



735-743 Green Street
2007.1249E





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.0235E
Project Title: 1 Estero Avenue
Zoning: RH-1(D) (Residential, House, One-Family [Detached]) District
40-X Height and Bulk District
Block/Lot: 6926/001
Lot Size: 5,436 square feet
Project Sponsor: John Lau
Dickson Consulting Group
5616 Geary Boulevard, #201
San Francisco, CA 94121
Staff Contact: Michael E. Smith - (415) 558.6322
michael.e.smith@sfgov.org

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Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the southwest corner of Estero Avenue and Alviso Street in the Ingleside Terraces neighborhood. The 5,436 square foot (sf) property is occupied by a one-story over basement, single-family dwelling that was constructed in 1923 and a detached garage that was constructed circa 1950. The proposal is to construct a one-story vertical addition and a one-story over basement horizontal addition at the rear (west side) of the building opposite the Alviso Street frontage. The vertical addition would be set back 16'-3" from the front wall at the Alviso Street frontage and the horizontal addition would add 12'-8" to the building depth. The proposed building would be two-stories over basement and measure approximately 21'-9" in height above the curb at the centerline.

(Continued on following page.)

EXEMPT STATUS:

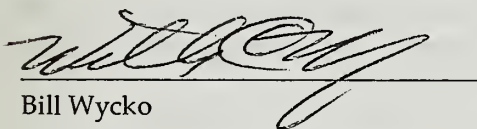
Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2))

REMARKS:

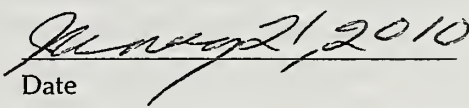
See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko

Environmental Review Officer


Date

cc: John Lau, Project Sponsor
Brett Bollinger, MEA Division
Elizabeth Watty, Neighborhood Planning Division
Lew Wah Leung, Property owner

Supervisor Elsbernd
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The project would also add habitable area to the basement. In total the project would increase the habitable square-footage from 1,320 sf to 2,343 sf. The building would remain a single-family dwelling.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, as a contributor to what appears to be a potential historic district.¹ The existing building on the project site was constructed in 1923, which makes it a "Category B" building pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category B properties are over 50 years of age and require review in order to determine whether they are historic resources. As described in the Historic Resource Evaluation Response (HRER) Memorandum (attached), 1 Estero Avenue appears eligible for listing in the California Register as a contributor to a potential historic district under Criterion C (Architecture), as it was constructed by Joseph Leonard, a locally significant developer of housing in the Bay Area who played a major role in the development of the western portion of the city including the area's access to rail transit. The period of significance for the potential district is 1910 – 1930. Mr. Leonard is also credited with the development of the Richmond Heights and Jordan Park neighborhoods of San Francisco.

Ingleside Terraces is Joseph Leonard's most successful attempt at creating a garden park development within San Francisco. Property types in Ingleside Terraces include Craftsman (1912 – 1920s) and Period Revival, Spanish Eclectic, and Mediterranean houses (1920s and 1930s). The buildings vary in size and massing but are a similar scale. Building heights generally range from one-to-two stories with basements. Ingleside Terraces is a neighborhood of approximately 750 homes bordered by Ocean Avenue to the north, Ashton Avenue to the east, Holloway Avenue to the south, and Junipero Serra Boulevard to the west.

1 Estero Avenue is a one-story over basement, single-family dwelling constructed in a Spanish Eclectic style, popular from 1915 to 1940. The building is clad in stucco and features a flat roof surrounded by a partially tiled parapet. The plan consists of two wings separated by a recessed entry. Above the entry is a more decorative parapet. The windows on the Estero Avenue elevation are all wood casement with each sash containing eight-lites. At the Estero Avenue frontage the west wing features two windows separated by the chimney and the east wing features one window which makes the façade asymmetrical. The Alviso Street frontage has two pairs of wood windows, one pair is double-hung and the other pair are casements that match the windows on the Estero Avenue frontage. The building's simple design makes it fair example of Spanish Eclectic style.

¹ *Historical Resource Evaluation Response*

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:¹

- The subject building would remain a single-family dwelling consistent with the existing and historic established neighborhood pattern.
- The proposed project would retain the historic characteristics of the property, including the visible building massing and scale from the public right-of-way, the flat roof, the fenestration pattern of the street facades, the decorative front entry, and the cement plaster siding. No conjectural features would be added as part of the proposed project.
- Distinctive features, finishes, and construction techniques would not be significantly impacted by the proposed project.
- The proposed vertical and horizontal addition would be set back from the building's street facades to minimize their view and have less ornamentation to clearly differentiate it as a new and distinct addition.

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if: (A) the project is in an area where all public services and facilities are available and (B) the area in which the project is located is not environmentally sensitive. The proposed project would meet these criteria by adding approximately 1,023 sf to an existing approximately 1,320 sf building in an area of the City where all public services and facilities are available and which is not environmentally sensitive.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource, but the project would not adversely impact it or any any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

¹ *Historical Resource Evaluation Response*





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1 Estero Avenue
Block/Lot: 6926/001
Case No.: 2009.0235E
Date of Review: November 19, 2009
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-247

Reception:
415.558.637

Fax:
415.558.640

Planning
Information:
415.558.637

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition and a horizontal addition at the rear of the building opposite the Alviso Street frontage. The vertical addition would be set back over 16-feet from the front wall at the Alviso Street frontage and set back 12-feet from the front wall at the Estero Avenue frontage. The project includes partially infilling the front entry and enlarging a window at the Alviso Street frontage.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that 1 Estero Avenue was constructed in 1923. It is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the building (constructed 1923). The property includes a detached garage at the western edge of the property. Sanborn Maps indicate that the garage was constructed sometime between 1950 and 1956. Due to its age, the garage is also considered a "Category B" building for the purposes of the Planning Department's CEQA review procedures. The garage structure would not be altered as part of this project.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

1 Estero Avenue is located on the southwest corner of Estero Avenue and Alviso Street in the Ingleside Terraces neighborhood. The property is located within a RH-1(D) Zoning District and a 40-X Height and Bulk District.

The immediate context is large landscaped lots containing detached single-family dwellings that were constructed by Joseph Leonard between 1913 and 1930 as part of the Ingleside Terraces subdivision. Property types in Ingleside Terraces include Craftsman (1912 - 1920s) and Period Revival, Spanish Eclectic, and Mediterranean houses (1920s and 1930s). The buildings vary in size and massing but are a similar scale. Building heights generally range from one-to-two stories with basements. Ingleside Terraces is a neighborhood of approximately 750 homes bordered by Ocean Avenue to the north, Ashton

Avenue to the east, Holloway Avenue to the south, and Junipero Serra Boulevard to the west. The neighborhood is not a designated historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1910 – 1930

Notes: 1 Estero Avenue is a one-story over basement, wood framed, single-family dwelling that was constructed in 1923 in the Spanish Eclectic style. The property is also improved with a detached garage located at the western edge of the property. The garage is a wood framed structure that is sided in stucco and features a flat roof surrounded by a decorative Mission style parapet sans tile. 1 Estero Avenue appears to be eligible for listing on the California Register as a contributing building within a potential historic district significant under Criteria C (Architecture). Below is an evaluation of the subject property against the criteria for inclusion on the California Register:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Research for 1 Estero Avenue presented in a Historical Resource Evaluation prepared by KDI Land Use Planning does not indicate that any significant events have taken place at this location that have made a contribution to local or regional history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

The McLain Family were the first known owners of 1 Estero Avenue. They purchased the property in 1923 and owned it until 1924. The McLain's never lived at the subject property. A succession of owners after the McLain's also never lived in the property until the Denivelle Family in 1934. The Denivelle's were listed as a painter and a salesman. Neither the McLain's nor any of the subsequent owners of the property were important in our local, regional, or national past, therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

1 Estero Avenue is a one-story single-family dwelling constructed in a Spanish Eclectic style, popular from 1915 to 1940. The building is clad in stucco and features a flat roof surrounded by a partially tiled parapet. The plan consists of two wings separated by a recessed entry. Above the entry is a more decorative parapet. The windows on the Estero Avenue elevation are all wood casement with each sash containing eight-lites. At the Estero Avenue frontage the west wing features two windows separated by the chimney and the east wing features one window which makes the façade asymmetrical. The Alviso Street frontage has two pairs of wood windows, one pair is double-hung and the other pair are casements that match the windows on the Estero Avenue frontage. The building's simple design makes it fair example of this style.

The subject building is eligible for inclusion on the California Register under Criteria C as a contributor to a potential historic district that is associated with Joseph Leonard, a locally significant developer. Joseph Leonard was significant developer of housing in the Bay Area and he played a major role in the development of the western portion of the city including the area's access to rail transit. Mr. Leonard is also credited with the development of the Richmond Heights and Jordan Park neighborhoods of San Francisco. Ingleside Terraces is Joseph Leonard's most successful attempt at creating a garden park development within San Francisco.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

An archeological analysis of the site was not performed because the project involves minimal excavation of the site.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: 1 Estero Avenue has undergone very little alteration. The most notable changes are the addition of a detached garage circa 1950 at the western edge of the lot and alteration to the entry doors. These changes do not impact the building's overall design and as a result the building has very good historic integrity.

-
3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The property will continue to be used as a single-family residence.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The project would remove some historic material from the west side of the building on a secondary façade. Furthermore, the material to be removed is not character-defining.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed addition will be simple in form and materials and will not employ the same ornamentation as the historic building to avoid a false sense of development. The windows of the addition will be wood casement, similar to the historic windows, but without the historic lites.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The addition is substantially set back from the public sides of the building to respect the scale and proportions of the historic building. The historic building's single-story form will be substantially retained as viewed from the street in context with the district. The substantial setback from the street facades of the building and the lack of ornamentation differentiates the addition from the historic building.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Although unlikely to occur, the historic building form could feasibly be restored by removing the additions.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of the building are generally: the building massing and scale, the flat roof, the architectural features and fenestration pattern of the street facades, and the cement plaster siding.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: Because the addition is pulled back from the street faces of the building it would not impact the scale of the district.

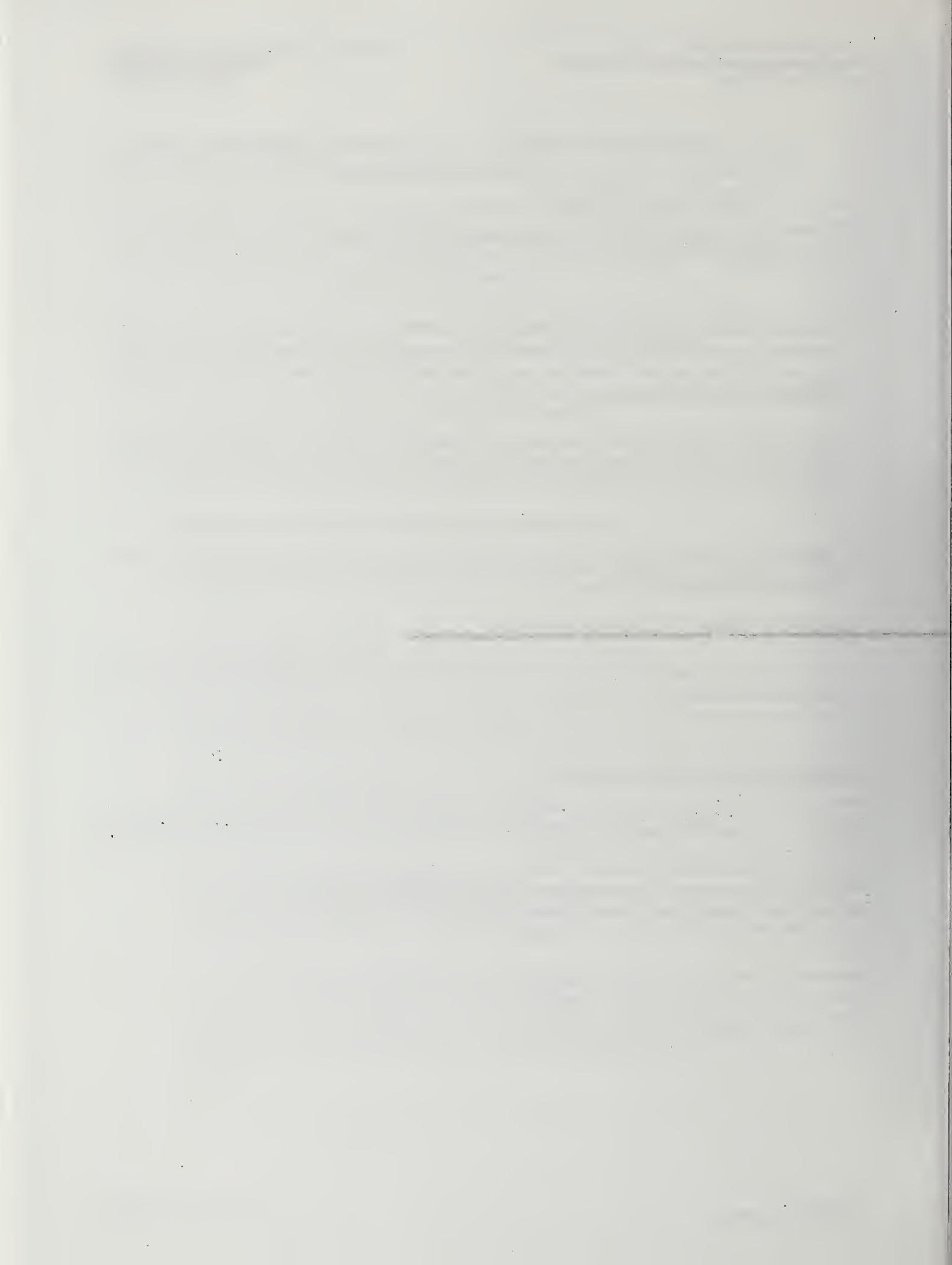
PRESERVATION COORDINATOR REVIEW

Signature: Tina B. Tam
Tina B. Tam, Preservation Coordinator

Date: 11-17-09

cc: Linda Avery-Herbert, Commission Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

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01/02/2009 10:45

1 FRONT ELEVATION



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
GOVERNMENT
DOCUMENTS DEPT

FEB - 1 2010

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9036, leigh.kienker@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

7-20-09

(For Staff Use Only) Case No. 2009.0828E

Address: 335 Marina Blvd

Block/Lot: 0419/027

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner GEORGE BRAY Telephone No. 415 440 6027
Address 335 MARINA BLVD. Fax No. BOZOBB@AOL.COM
SF, CA 94123 Email ↓
Project Contact DAVID NOLAN Telephone No. 413 442 8424
Company SAME Fax No. NOLAN SAM @ VERIZON
Address 49 CASCADE ST. Email .NET
PITTSFIELD MA. 01201

Site Information

Site Address(es): 335 MARINA BLVD.
Nearest Cross Street(s) FILMORE ST. / CASA WAY
Block(s)/Lot(s) 419A - 27 Zoning District(s) RH1
Site Square Footage 4,415 ± Height/Bulk District 40x
Present or previous site use SINGLE FAMILY RESIDENCE
Community Plan Area (if any) NONE

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost \$ 550,000

Describe proposed use SINGLE FAMILY RESIDENCE

Narrative project description. Please summarize and describe the purpose of the project.

SEE ATTACHED

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☒	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	4466	4466	2633	7099
Retail	0			
Office	0			
Industrial	0			
Parking	0			
Other (specify use)				
Total GSF				

Dwelling units	1	1		1
Hotel rooms	0			
Parking spaces	3			3
Loading spaces	0			
Number of buildings	1	1		1
Height of building(s)				
Number of stories	3			3

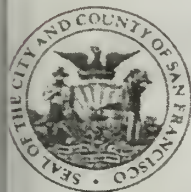
Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

Ann. Star 1/28/2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 335 Marina Boulevard
Block/Lot: 0419A/027
Case No.: 2009.0828E
Date of Review: January 11, 2010
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

Reception:
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415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The approximately 4,500 square foot (sq. ft.) subject property contains one, 4,466 sq. ft. single-family building. The proposal is to construct an east side and rear horizontal expansion, maintaining the front portion of the building, but significantly altering the scale and massing of the entire building as it is seen from the public right-of-way. The proposed expansion includes approximately 2,633 sq. ft. of new floor area for a total of 7,099 sq. ft.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1928 in the Marina Style. The subject property is not included on any survey or register. The building's recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on south side of Marina Boulevard between Casa and Retiro Way in the City's Marina neighborhood, across from the Marina Green. While other parts of the Marina have been identified as potential historic districts for their cohesive, high-quality "Marina Style" architecture, this particular stretch of Marina Boulevard does not have a high level of visual continuity and does not appear to be a part of or located within a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed.

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		

District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: n/a

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is not eligible for the California Register as a individual resource or as a contributing resource.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 1 (Events). Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

335 Marina Boulevard does not appear to be a resource under Criterion 2 (Persons). While research uncovered additional information about three of the previous owners, Mr. and Mrs. Lee S Dolson, Dr. Merrill Spalding and Mr. and Mrs. Edward S Morris, the information does not indicate that they would be considered significant pursuant to the California Register or National Register criteria. Mr. Dolson was an owner of several garages in town, Dr. Spalding gave a talk to the Common Wealth Club of San Francisco in 1937 (prior to him owning the subject property) about Stalin and the Russian Economy, and Mr., Edwards was a salesman of Elector Therapy Equipment. No additional information was obtained about the other previous owners.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property is a nice Marina Style building done by an unknown architect; however it is not an outstanding or a distinctive example of this style nor does it appear to be the work of a Master architect. Further, it is not located within an area of the Marina with a high concentration of similarly styled and massed buildings, which would indicate a potential historic district. Therefore the subject property does not appear to be a resource under Criterion 3 (Architecture) individually or as a contributing resource.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

3. Determination of whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)

☐ The project is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, Preservation Coordinator

Date: 1-28-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Address File

SUBJECT
PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

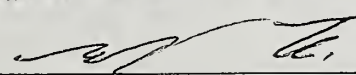
GOVERNMENT
DOCUMENTS DEPT

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

FEB - 4 2010

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent): 

Date: Aug. 12, 2009

(For Staff Use Only) Case No. 2009.1071E

Address: 45 Broadmoor Drive, S.F. CA 9413

Block/Lot: 7233/002E

v.01.12.2009

ass 1(e)(2): Addition that is less than 10,000 ft². *Spencer Hayward 02/02/2010*

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Xiao Ming Fu & Pei Hu</u>	Telephone No.	<u>(415) 242-1638</u>
Address	<u>1647 20Th Ave</u>	Fax No.	
	<u>San Francisco, CA 94122</u>	Email	<u>xiaomingfu2006@yahoo.com</u>
Project Contact	<u>Xiao Ming Fu</u>	Telephone No.	<u>(415) 242-1638</u>
Company	<u>△</u>	Fax No.	
Address	<u>1647 20Th Ave</u>	Email	<u>xiao mingfu2006@yahoo.com</u>
	<u>San Francisco, CA 94122</u>		

Site Information

Site Address(es):	<u>45 Broadmoor Drive</u>	<u>San Francisco, CA 94132</u>
Nearest Cross Street(s)	<u>Winston Drive</u>	
Block(s)/Lot(s)	<u>7233/002E</u>	Zoning District(s) <u>RH1D</u>
Site Square Footage		Height/Bulk District <u>28-X</u>
Present or previous site use		
Community Plan Area (if any)		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☐ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		

Describe proposed use Kitchen & its above bedroom expansion and add an addition bedroom.

Narrative project description. Please summarize and describe the purpose of the project.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1.	Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2.	Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a.	Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b.	Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4.	Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5.	Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6.	Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7.	Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8.	Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9.	Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10.	Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11.	Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia).	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,558.0	2,558.0	730.0	730.0
Retail	N/A			
Office	N/A			
Industrial	N/A			
Parking	N/A			
Other (specify use)				
Total GSF	2,558.0	2,558.0	730.0	730.0

Dwelling units	One	One	0	0
Hotel rooms	N/A			
Parking spaces	N/A			
Loading spaces	N/A			
Number of buildings	One	One	0	0
Height of building(s)	28	28	0	0
Number of stories	two	Two	0	0

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 45 Broadmoor Drive
Block/Lot: 7233/002E
Case No.: 2009.1071E
Date of Review: February 1, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☐ Alteration

☒ Addition

PROJECT DESCRIPTION

The proposed project includes a two-story horizontal addition to the existing single-family home located on the subject property. The proposed addition would be located at the rear of the subject building, and would accommodate an expansion of the existing kitchen at the ground floor and the master bedroom at the second story. The proposed alteration would minimally expand the existing footprint at the rear. As proposed, the subject building would remain a detached single-family home.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1942, which is consistent with information submitted by the Project Sponsor that includes a chain of title for ownership. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is an individual historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the east side of Broadmoor Drive between Winston and Stonecrest Drives, within an RH-1(D) Zoning District in the Lakeshore Neighborhood. The subject building is located within a neighborhood that appears to be a subdivision developed by the Henry Stoneson and his brothers during the Second World War. More information is necessary in order to determine whether the neighborhood is a potential historic district – and if so, whether the subject building is a contributor to the potential historic district – for the purposes of CEQA.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☐ No ☒ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is individually eligible for the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Based on the information submitted by the project sponsor, it appears that the subject property was developed in the early 1940's, and that the subject building had been constructed at the time of its sale in 1942. It is likely that the subject building was the first structure constructed on the subject lot, and that it, along with the surrounding properties, was part of a single residential development planned and executed by the Stoneson family.

It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local residential development history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

There is no known association between the subject property and persons important in our local, regional, or national past. The first known owners of the subject lot were Henry Stoneson et al, who transferred the property to A.E. Edgerton in April, 1942. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The detached single-family home is similar in size, scale, and setting on the lot to the surrounding homes in the neighborhood. Based on the submitted information, it appears that the neighborhood buildings were constructed in the same year, in a range of architectural revival styles.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: It appears that the subject property has been only minimally altered since it's original construction, and that the subject building retains each of the seven aspects of integrity that are evaluated in order to determine whether it continues to convey its historic significance.

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

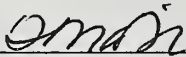
5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.**

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposed project would have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

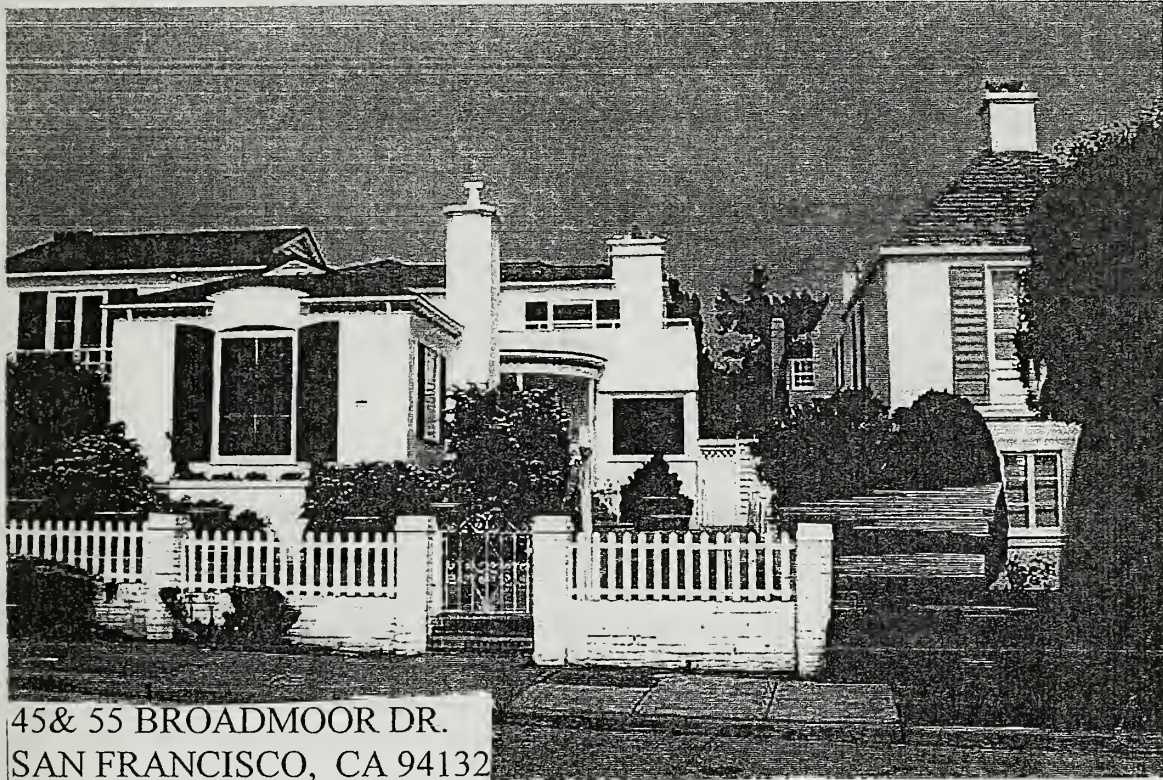
Signature: 
Tina Tam, *Preservation Coordinator*

Date: 2-1-2010

CC:

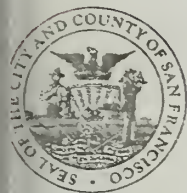
Linda Avery, *Commission Secretary*, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\45 Broadmoor Drive.doc



45& 55 BROADMOOR DR.
SAN FRANCISCO, CA 94132





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2009.0874E
Project Title: 974 Market Street
Zoning: C-3-G (Downtown General Commercial District)
Height and Bulk: 120-X
Block/Lot: 0342/014
Lot Size: 2,261 square feet
Project Sponsor: Jim M. Abrams, Gibson Dunn and Crutcher, (415) 393-8370
Staff Contact: Brett Bollinger, (415) 575-9024
brett.bollinger@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.5373

Fax:
415.558.6409

Planning
Information:
415.558.5377

PROJECT DESCRIPTION:

The proposed project would demolish the existing two-story-above-basement, 34-foot tall, 7,461 square-foot unreinforced masonry building located on the project site. The project site is an L-shaped 14,588 square-foot lot bound by Market, Turk, and Taylor Streets, which currently contains a 12,327 square-foot surface parking lot facing Turk and Taylor Streets, and an unreinforced masonry building occupying 2,261 square feet of the lot facing Market Street. The demolition would not affect the existing surface parking lot. Currently, there are no proposed plans for a replacement building or new construction on the site. Post demolition, fencing would be erected around the site of the demolished building.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(l)(3)]

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

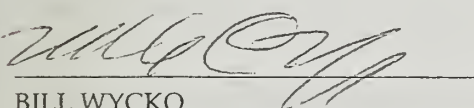
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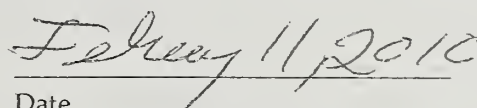
FEB 18 2010

DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

cc: Jim M. Abrams, Esq., Project Sponsor
Supervisor Chris Daly, District 6
M. Luellen, A. Threadgill, Planning Dept.
B. Skrondal, Historical Address File

V. Byrd, Bulletin Board and Master Decision File
Exemption/Exclusion File
Historical Preservation Distribution List

REMARKS:*Historical Resources:*

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 454 Greenwich Street is an historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,¹ the property is classified as Category B, a potential historic resource at least 50 years of age.

As described in the attached Historic Resource Evaluation Response Memorandum, Planning Department preservation staff determined that the building on the subject property is not an historical resource, neither as individually eligible nor as a contributor to an historic district.² As described in the memorandum, although 974 Market Street was constructed in 1909 during a historic building trend of Market Street's early redevelopment after the 1906 conflagration, the subject building underwent considerable alterations between around 1955 and 1975 that removed significant original period features from its construction date and which alterations have not gained significance in their own right. This determination is also supported by previous surveys: the 1978 Downtown Survey and the 2001 survey associated with the Mid-Market Redevelopment Plan. The structure was assigned a rating of "D" in the 1978 Downtown Survey; D-group buildings are of Minor or No Importance and are insignificant examples of architecture by virtue of original design or more frequently, insensitive remodeling. A 2001 survey associated with the Mid-Market Redevelopment Plan determined that 974 Market Street appears ineligible for listing on the National Register and is identified as a "Development Opportunity Site" in the Plan.

After determining that a property is not an "historical resource" for the purposes of CEQA, the next step is to determine if the proposed project could cause a substantial adverse change in the significance of any off-site historical resources. The project site is not within an established or potential historic district. However, the locally-designated Civic Center Historic District is three blocks west, the locally-designated Kearny-Market-Mason-Sutter Conservation District is two blocks east, the National Register Uptown Tenderloin Historic District is two blocks north, the National Register-eligible Sixth Street Lodginghouse Historic District is one block south, and the National Register Market Street Theatre and Loft Historic District is within five blocks of the project site.³ The proposed demolition will not have an adverse effect on the known historic districts and other off-site historical resources in the immediate vicinity, including the National Register Market Street Theatre and Loft Historic District. New development would not directly affect the physical integrity of designated historic resources.⁴ New development might differ in scale, design, or materials than existing older structures, and could change the context of historic resources; however, those changes would not be considered significant adverse effects. Any new

¹ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at <http://www.sfgov.org/planning/mea>

² Historic Resource Evaluation Response Memorandum from Angela Threadgill, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, November 20, 2009. A copy of this memorandum is attached.

³ Ibid.

⁴ Final Environmental Impact Report for the Mid-Market Redevelopment Plan, Case No. 2002.0805E, available for review upon request to the Planning Department.

construction on the site that would be compliant with the current *Planning Code* and the controls in the Mid-Market Special Use District would be expected to avoid incompatible designs with historical resources in the project site vicinity. The Planning Department preservation staff, therefore, determined that the proposed demolition would not cause a substantial adverse change in off-site historical resources.

Conclusion:

As described above, the project was found to satisfy the criteria for exemption under Class 3. CEQA State Guidelines Section 15301(l)(3), or Class 1, provides an exemption from environmental review for the demolition or removal of individual small structures containing a store, motel, office, restaurant, or similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use. The proposed building would entail the demolition of a 7,461-square-foot, two-story-over-basement, commercial retail structure in an urban area. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 974 Market Street
Block/Lot: 0342/014
Case No.: 2009.0874E
Date of Review: November 20, 2009
Planning Dept. Reviewer: Angela Threadgill
(415) 558-6602 | angela.threadgill@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration ☐ New Construction

PROJECT DESCRIPTION

The project site is an L-shaped 14,588 square-foot lot bound by Market, Turk, and Taylor Streets, which currently contains a 12,327 square-foot surface parking lot facing Turk and Taylor Streets, and an unreinforced masonry building occupying 2,261 square feet of the lot facing Market Street. The proposed project would demolish the existing two-story-above-basement, 34-foot tall, 7,461 square-foot unreinforced masonry building located on the project site. The demolition would not affect the existing surface parking lot; the portion of the lot that would formerly contain the building would be secured with fences. There are no plans for a replacement building or new construction on the site.

PRE-EXISTING HISTORIC RATING / SURVEY

According to the County Assessor records and the Edwards Abstracts, the existing structure was constructed by Sylvain Schnaittacher in 1909 during reconstruction following the 1906 Earthquake and Fire for property owner E.W. Hopkins. The structure was first surveyed and was assigned a rating of "D" in the 1978 Downtown Survey completed by the Foundation for San Francisco's Architectural Heritage and their consultants Charles Hall Page & Associates. D-group buildings are of Minor or No Importance and are insignificant examples of architecture by virtue of original design or more frequently, insensitive remodeling. The building is a Category V Building (Unrated) under the Downtown Plan. The property was also included in a 1990 local survey of Unreinforced Masonry Buildings (UMB) constructed between 1850 and 1940. More recently, the property was part of a 2001 survey associated with the Mid-Market Redevelopment Plan, which determined that 974 Market Street appears ineligible for listing on the National Register and is identified as a "Development Opportunity Site" in the Plan. Based on the pre-existing historic ratings and its recorded date of construction, 974 Market Street is a "Category B" building for the purposes of CEQA, which requires further consultation and review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is located on the north side of Market Street, mid-block between Taylor and Mason Streets, with the rear of lot fronting onto Turk and Taylor Streets. The site is within a C-3-G (Downtown General Commercial District) Zoning District and a 120-X Height and Bulk District. The project site is not

within an established or potential historic district. However, the locally-designated Civic Center Historic District is three blocks west, the locally-designated Kearny-Market-Mason-Sutter Conservation District is two blocks east, the National Register Uptown Tenderloin Historic District is two blocks north, the National Register-eligible Sixth Street Lodginghouse Historic District is one block south, and the National Register Market Street Theatre and Loft Historic District is within the five blocks immediately surrounding the project site.

The pace of development of mid-Market Street accelerated at the turn of the Twentieth Century. The 1905 Sanborn map shows a solid wall of buildings along both sides of Market Street from the Ferry Building to about Van Ness Avenue. The 1906 Earthquake and Fire consumed the entire mid-Market area except for a little piece west of Gough Street (blocks 0855 and 0871). The only buildings that withstood the flames were the two federal buildings, the Old Mint (3704/011) and the then-new Post Office and Court of Appeals (3703/041). The patterns and buildings established in the three decades after the 1906 have continued to the present. Market Street remains a major commercial thoroughfare, and it has therefore experienced more late-20th-century replacement buildings than elsewhere in the Project area.

Historic commercial buildings in the mid-Market area are usually about two- to eight-stories tall. Their structure tends to be steel frame or reinforced concrete, but was sometimes unreinforced brick masonry. Facade composition is usually a two- or three-part vertical block. The base is designed to be changeable for changing commercial tenants without affecting the design of the upper stories. Roofs are flat, concealed behind parapets with ornamental cornices. Piers frame the facade and may divide it into bays. Windows usually occupy a large proportion of the facade. Cladding may be brick, or stone, or stucco, and/or terra cotta. Ornament may be lavish or restrained; it is concentrated at cornices, string courses, and entries. It may include columns, garlands, cartouches, elaborate consoles, or any other historicist vocabulary of the Renaissance/Baroque styling found throughout downtown San Francisco, but occasionally the ornament references Mission or Spanish Colonial Revival, or Art Deco.

-
1. **California Register Criteria of Significance:** Note, a building is an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: The following is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible under Criterion 1 (Events), but requires further analysis on the building's ability to convey the integrity under these criteria.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

Notes: The existing building was constructed on and has continuously occupied the same parcel of land. While several parcels facing Market Street contain contemporary construction, the subject property maintains its setting among many other low-rise commercial and residential buildings constructed in the early Twentieth Century. However, due to the considerable alterations performed between around 1955 and 1975 that removed original period features, the property is no longer able to convey its historic materials and feeling, original design and workmanship from the period of significance. The alterations have not gained significance in their own right. The subject building has not retained sufficient integrity to be eligible for the California Register as an individual historical resource, nor as a contributor to known historic districts within the immediate vicinity.

3. Determination whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5. if the project is an alteration.)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

974 Market Street and adjacent structures within the vicinity are associated with the building patterns that were established in the three decades after the 1906 conflagration, and which represent a historic trend that made a significant contribution to Market Street's early redevelopment. Building types of the building patterns include large commercial buildings, residential hotels and apartment buildings, government and other institutional buildings, small commercial and industrial buildings, and small residential buildings. The subject property embodies the basic form of a small commercial building constructed in the Mid-Market Street area during the post-quake development as part of a collection of buildings within a potential historic district, thus could be considered an historical resource under Criterion 1 for the purposes of CEQA.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Edward Whiting Hopkins (b.26 April 1848), whom commissioned the building's construction, served as a founding Director of the Bank of California, and served as a member and Treasurer of the Board of Directors of at least nine railroad companies, including Central Pacific Railroad Company, founded by his railroad tycoon uncle Mark Hopkins. He also founded the Union Ice Company in 1882. He also maintained an active social life, including membership to the Olympic Club and served as President of the Pacific-Union Club for two years. E.W. Hopkins also had in his possession a 110 ft. steel yacht *El Primero* constructed for him by the Union Iron Works around 1893. Although E.W. Hopkins figured prominently in San Francisco's social history, and was a capitalist among local financial, business, and railroad industries, research has failed to reveal an intimate association with the building that would justify its inclusion in the California Register under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Built in 1909 during the reconstruction period after the 1906 Earthquake and Fire, the two-story, reinforced-masonry building was originally designed in the American Commercial style by Sylvain Schnaitacher (1874-1926), whom is considered to be a local Master Architect. The building embodies a low degree of architectural details from the construction period. According historic documentation, the ground floor commercial space was heavily altered around 1955 by the removal of the beltcourse, transom windows, storefront proportions, entrances, bulkhead, and façade materials. By 1975, the once-intact second floor was then heavily altered by the removal of the heavy, dentiled cornice and modillions, brick headers and sills for the efforts of re-facing the primary brick façade with panel systems. The ground floor no longer exhibits original brick piers, but have been replaced with wood paneling and security roll-up door; the date of this more recent alteration is unknown. Due to the cumulative non-historic alterations, the property does not appear to be eligible under Criterion 3 (Architecture) as embodying distinctive characteristics of a type and period of construction, nor as being representative work of a master architect.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed demolition will not have an adverse effect on the known historic districts and other off-site historical resources in the immediate vicinity, including the National Register Market Street Theatre and Loft Historic District. As cited in the Final Environmental Impact Report for the Mid-Market Redevelopment Plan (Case No. 2002.0805E), new development would not directly affect the physical integrity of designated or potential historic resources. New development might differ in scale, design, or materials than existing older structures, and could change the context of historic resources; however, those changes would not be considered significant adverse effects. Any new construction on the site that would be compliant with the current *Planning Code* and the controls in the Mid-Market Special Use District would be expected to avoid incompatible designs with off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Tina Tam

Tina Tam, *Preservation Coordinator*

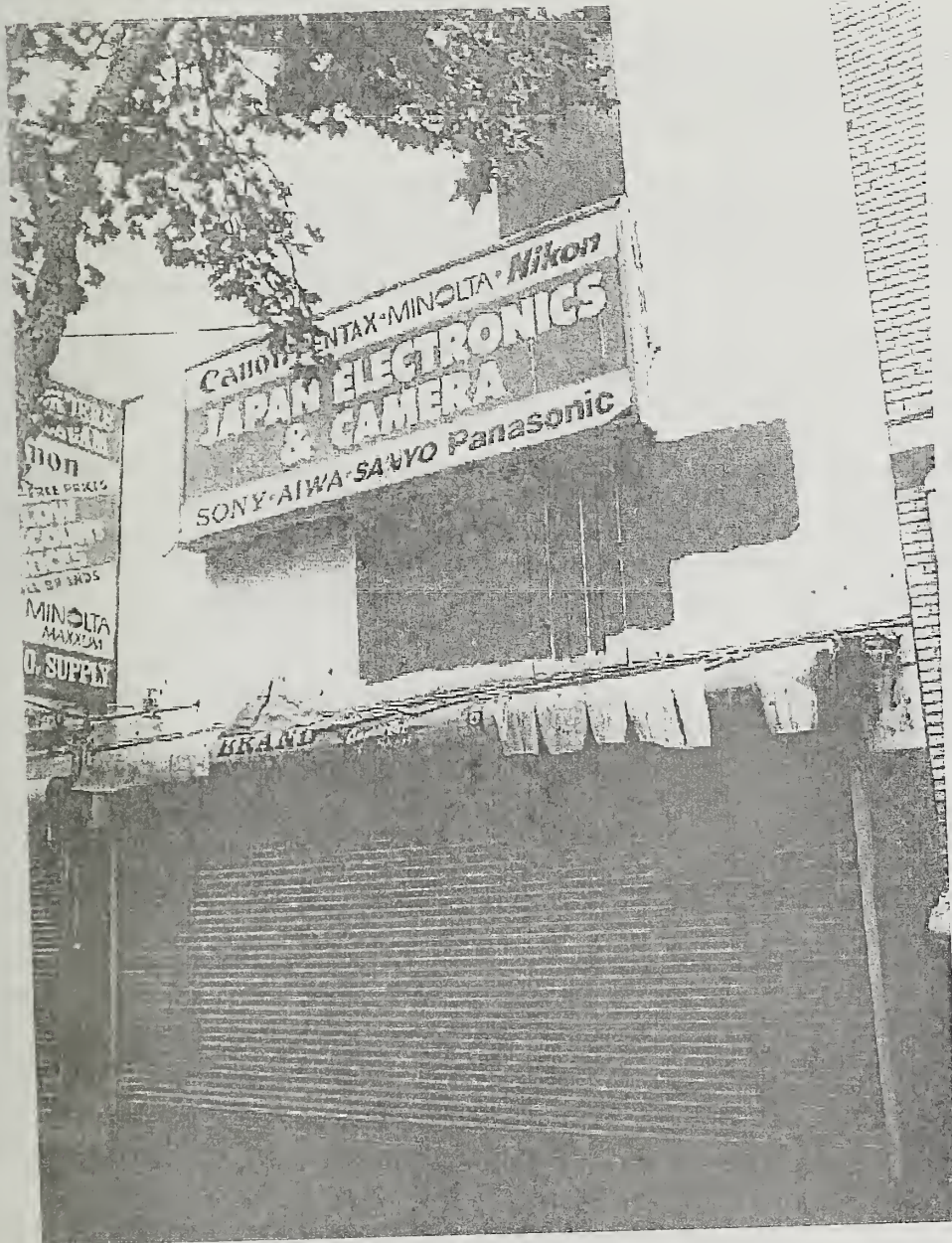
Date: _____

12-28-09

cc: Margaret Yuen, *Recording Secretary*, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File



974 Market Street







SAN FRANCISCO PLANNING DEPARTMENT

Date received:
GOVERNMENT
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FEB 25 2010

Environmental Evaluation Application

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Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

11/19/09

(For Staff Use Only) Case No. 2009.1074E

Address: 2645 Balboa St

Block/Lot: 1617/052B

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>John Huang</u>	Telephone No.	<u>415-812-1739</u>
Address	<u>566 34th Avenue</u>	Fax. No.	
	<u>San Francisco, CA 94121</u>	Email	<u>john@go2construction.com</u>
Project Contact	<u>John W. Lau</u>	Telephone No.	<u>415-831-7180</u>
Address	<u>5616 Geary Boulevard, #201</u>	Fax No.	<u>415-831-7181</u>
	<u>San Francisco, CA 94121</u>	Email	<u>dicksongroup@ yahoo.com</u>

Site Information

Site Address(es):	<u>2645 Balboa Street</u>		
Nearest Cross Street(s)	<u>28th Avenue, and 27th Avenue</u>		
Block(s)/Lot(s)	<u>1617 / 032B</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>2,250</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Single Family Dwelling</u>		
Community Plan Area (if any)	<u>None</u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>\$400,000</u>

Describe proposed use 2-unit residential

Narrative project description. Please summarize and describe the purpose of the project.

The project is a vertical and horizontal extension of a two story single family residential building and converts it to a four story two-unit residential building in the RH2 District.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a <i>Community Plan Area Supplemental Information Form</i> .	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1472	1472	3313	4785
Retail	N/A	N/A	N/A	N/A
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	648	591	-57	591
Other (specify use)	none	none	none	none
Total GSF	2120	2063	3256	5376

Dwelling units	1	1	1	2
Hotel rooms	N/A	N/A	N/A	N/A
Parking spaces	2	2	0	2
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	1	1	0	1
Height of building(s)	19'	19'	20'	39'
Number of stories	2	2	2	4

Please describe any additional project features that are not included in this table:

None

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

Alvin [Signature] 2/22/2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2645 Balboa Street
Block/Lot: 1617/032B
Case No.: 2009.1094E
Date of Review: February 11, 2009
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The subject 2,250 sq. ft. property contains one 1,472 sq. ft., two-story, single-family building. The proposed project includes constructing a two-story vertical addition, a rear horizontal addition, infilling a recess at the front façade and front façade alterations. The resulting structure will be a four-story, two-unit, 4,785 sq. ft. building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1922 by the construction and development firm The Meyers Brothers and designed by the architect H. C. Baumann. 2645 Balboa is not included on any surveys and is not located within a designated historic district. The building's recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the south side of Balboa Street between 27th and 28th Avenues. The neighborhood is residential in character made up of two and three-story stucco clad buildings constructed between 1921 and 1940. While there is some continuity in materials and stylistic elements, the neighborhood does not possess a lot of visual continuity nor does it represent a grouping of distinguished buildings such that a potential historic district would be present.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed.

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is not eligible for the California Register as an individual resource or contributing under any of the following criteria.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

2645 Balboa Street does not appear to be eligible for listing in the California Register as an individual resource under Criterion 1 (Events). There is no information that would indicate that any historic event took place at this site that is significantly associated with California's or San Francisco's history or cultural heritage.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

2645 Balboa Street does not appear to be a resource under Criterion 2 (Persons). While research into the name of one of the previous owners, Leo Stein, returned several references in the San Francisco Chronicle, it is unlikely that the Leo Stein who lived at 2645 Balboa Street is the same Austrian born playwright and librettist Leo Stein that wrote "The Merry Widow" and other operas. Further Leo Stein wrote "The Merry Widow" before the subject building was constructed. The other information obtained about Leo Stein specific to San Francisco, such as his involvement with "the Pyramid" fraternal organization and stock transactions, would not make him a person significant pursuant to the California Register or National Register criteria. No other information was obtained about the previous owners that would make them significant pursuant to the California Register or National Register criteria.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

2645 Balboa Street does not appear to be eligible for the California Register under Criterion 3 (Architecture). The subject property is a modest two-story stucco clad Mediterranean revival style house- sometimes referred to as a "Junior 5"- that was constructed by the prolific construction firm the Meyer Brothers and designed by the prolific architect H. C. Baumann. The Meyer Brothers constructed many homes in the Richmond District, and they made a significant contribution to the development of San Francisco. However, their significance appears to lie in how prolific they were and not in any one particular building or unique style. H. C. Baumann was a prolific architect in San Francisco mainly in the 1920s and 1930s. Between 1927 and 1928, he designed 137 apartment buildings. In a career summary he wrote in 1952, he listed more than 400 apartment buildings or hotels, 250 pairs of flats, and 500-single family homes. His best known works include 620 Jones Street (1920), the Gaylord Hotel (SF Landmark #159, constructed in 1930) the Bellaire Tower at 1101 Green Street (1930), 1950 Clay Street (1930) and 1895 Pacific Avenue (1931). Clearly he was an important architect for San Francisco, but his importance lies with his prolific output and the larger apartment and hotel building that he designed. 2645 Balboa is a modest single family-house, done in a style and form found throughout the City and not unique to this particular architect. Were 2645 Balboa part of

a larger tract of homes all constructed by Meyer Brothers and designed by H. C. Baumann, this building might have significance as a contributing resource to a larger potential historic district.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

-
3. **Determination if whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired.

☐ The project is a significant impact as proposed. (Continue to 5. if the project is an alteration)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project

to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no known historic resources within the general vicinity of the subject property and the subject property is not located within a known historic district and does not appear to be located within a potential historic district; the proposed project will not have an adverse effect on off-site historical resources

PRESERVATION COORDINATOR REVIEW

Signature: *Tina Tam*
Tina Tam, Preservation Coordinator

Date: 2 - 22 - 2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Address File

Historic Resource Evaluation

Category B/Alteration or Demolition Proposed (Building over 50 Years of Age) – Including Supplemental Information



**2645 Balboa Street
San Francisco, CA 94121**

Publication Date: November 15, 2009

Submitted to:
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.1092E
Project Title: 66 - 68 Macondray Lane
Zoning: RM-2 (Residential, Mixed, Moderate Density)
40-X Height and Bulk District
Block/Lot: 0120/013
Lot Size: 1,563 square feet
Project Sponsor: Chris Rose, Rose Architecture
415 533-5785
Staff Contact: Brett Bollinger – 415 575-9024
Brett.bollinger@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the north side of Macondray Lane between Jones and Taylor Streets in the eastern side of the Russian Hill neighborhood. The 1,563 square foot (sq. ft.) property is entirely occupied by a multi-story three-family residential building constructed in 1908. The proposed project would reconstruct the historic recessed front entry based on physical and historical evidence. The project would decrease the existing 3,665 sq. ft. building by approximately 15 sq. ft. for a total building area of 3,650 sq. ft. The building height would remain at 30 feet. No parking exists or is proposed on the project site.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(a)]

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

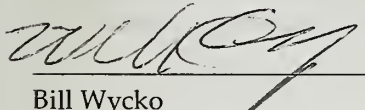
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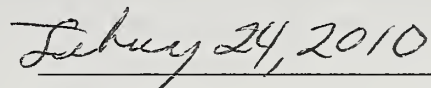
MAR - 1 2010

DETERMINATION:

SAN FRANCISCO
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I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Chris Rose, Architect / Project Sponsor
Supervisor David Chiu, District 3
A. Threadgill, Planning Dept.
B. Skrondal, Historical Address File

V. Byrd, Bulletin Board and Master Decision File
Exemption/Exclusion File
Historical Preservation Distribution List

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 66-68 Macondray Lane is a historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,¹ the property is a presumed Category A.1 historic resource because it is listed on the National Register of Historic Places, and subsequently in the California Register of Historical Resources, as a contributor to the Russian Hill/Macondray Lane District.

In a memorandum dated January 29, 2010, Planning preservation staff determined that the building on the subject property is a historic resource.² As described in the memorandum, 66-68 Macondray Lane is listed as a contributor to the Russian Hill/Macondray Lane District, which is listed in the California Register under Criterion 3 (architecture) as a picturesque, woodsy, village-like enclave with a relatively high concentration of vernacular or nearly vernacular residential buildings amid lush landscape on a view-rich hillside with a history of artistic/Bohemian and Italian-American inhabitants. The building at 66-68 Macondray Lane was designed by architect Louis Mastropasqua, an Italian immigrant whom served an Italian-American clientele. Mastropasqua also designed Julius' Castle and the Canessa Building, but never achieved a wide reputation. The original owner, Charles Bovone, was an Italian immigrant who manufactured cut glass and curved glass for circular bay windows such as the ones on his own residence. In addition to the semi-circular bay window, the character-defining architectural features of the subject property are its building scale, the side-gabled roof with centered conical roof form; plain-patterned wood shingles on the front façade evocative of the Craftsman style; rough-faced stone foundation on the front façade; modillion cornice borrowed from the Colonial Revival style; formed brackets; details including the drip molding, lost-window surrounds, mullion and moldings; historic fenestration pattern on street-facing facades, and historic wood-sash windows. As described in the memorandum, not only has the subject property been found significant under California Register Criterion 3, the existing building site retains much of its original integrity with respect to location, association, design, workmanship, setting, feeling and materials. While it has undergone alterations to its primary façade, these alterations have not diminished the building's integrity.³

The proposed project's alteration and expansion of the existing structure was found to be consistent with the Secretary of the Interior's Standards; it would not materially impair the resource's integrity or impact its inclusion in the California Register. Building façade elements that are not from the property's period of significance, such as the paired double-hung windows and non-original shingles, would be replaced with a new recessed entry based on physical and historical evidence of the building's historic design.⁴

¹ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at <http://www.sfgov.org/planning/mea>.

² Historic Resource Evaluation Response Memorandum for 68 Macondray Lane from Angela Threadgill, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, issued February 11, 2010. A copy of this memorandum is attached.

³ Ibid.

⁴ Ibid.

CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior or exterior alterations of existing public or private structures. Insofar as the proposed project would entail minor interior modifications necessary for the reconstructed entry and floor plan, the proposed alterations to the existing building are appropriately exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historic resource, and the proposed project would not adversely impact the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 68 Macondray Lane
Block/Lot: 0120/013
Case No.: 2009.1092E
Date of Review: January 29, 2010
Planning Dept. Reviewer: Angela Threadgill
(415) 558-6602 | angela.threadgill@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PROJECT DESCRIPTION

The project site is a rectangular-shaped 1,563 square-foot lot located midblock on Macondray Lane, between Jones and Taylor Streets and contains an approximately 3,665 square-foot three-family residential building. The proposed project would reconstruct the missing recessed front entry based on physical and historic evidence. No off-street parking is currently provided and no new off-street parking is proposed.

PRE-EXISTING HISTORIC RATING / SURVEY

The existing structure was designed by Louis Mastropasqua in 1908 for the original property owner, Charles Bovone. The structure was included in the 1976 Citywide Architectural Survey, conducted between 1974 and 1976. When completed, the 1976 Architectural Survey was believed to represent the top 10 percent of the city's architecturally significant buildings. In 1988, the property was identified and listed on the National Register as a contributor to the Russian Hill/Macondray Lane District, and subsequently listed on the California Register of Historical Resources. Based on the pre-existing historic ratings, 68 Macondray Lane is a "Category A.1" building for the purposes of CEQA, which requires such properties to be evaluated as historical resources by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is located midblock on Macondray Lane, between Jones and Taylor Streets. The site is within a RM-2 (Residential, Mixed, Moderate Density) Zoning District and a 40-X Height and Bulk District. The project site is a contributing resource within the Russian Hill/Macondray Lane Historic District, listed on the National Register of Historic Places and the California Register of Historical Resources.

The Russian Hill/Macondray Lane Historic District is a woodsy enclave on the steep north slope of Russian Hill, surrounded by the dense urban fabric of San Francisco. On the square block bounded by Green, Jones, Taylor, and Union Streets, the 18 buildings are densely packed and are all two- to three-story frame residential structures, small in scale and deceptively tiny on Macondray Lane, where they acquire extra stories as the hill drops off toward Union Street. The 35-foot-wide Macondray Lane descends about 60 feet

in the 412 linear feet from Jones and Taylor Streets, and is developed only as narrow footpaths and steps; the remainder of the city-owned right-of-way are filled with trees and other plantings many first planted prior to the 1920s. Four buildings survived the 1906 Earthquake and Fire, and almost all the rest were built in the three years following the event. Therefore, most are clad in "rustic" weatherboard, stucco, and wood shingles. Those on Macondray Lane and Jones Street generally abut the front property lines. Architectural styles are mostly vernacular with influences from Colonial Revival, Craftsman or Mission Revival.

1. **California Register Criteria of Significance:** Note, a building is an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1878-1930

Notes: The Russian Hill/Macondray Lane District is significant under Criterion C (Architecture), as a picturesque, woodsy, village-like enclave with a relatively high concentration of vernacular or nearly vernacular residential buildings amid lush landscape on a view-rich hillside with a history of artistic/Bohemian and Italian-American inhabitants.¹ 68 Macondray Lane is listed as a contributor to the District due to its age (1908), wood shingled façade, scale, siting, style, residential use, fenestration, and being secreted in greenery. The building architect, Louis Mastropasqua, was an Italian immigrant whom served an Italian-American clientele. He also designed Julius' Castle and the Canessa Building, but never achieved a wide reputation. The original owner, Charles Bovone, was an Italian immigrant whom manufactured cut glass and curved glass for circular bay windows such as the ones on his own residence.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

¹ Anne Bloomfield, "Russian Hill/Macondray Lane District," National Register of Historic Places Nomination Form (May 1, 1987).

Notes: 68 Macondray Lane has retained sufficient integrity from the period of significance. The existing building was constructed on and has continuously occupied the same parcel of land. Although the building was a single-family dwelling at the time of its construction in 1908, the building generally maintains association with its original residential use. The building maintains its setting and feeling within the immediate vicinity among other two- to three-story frame residential structures densely packed amid hillside landscaping that make up the Russian Hill/Macondray Lane District. Despite alterations, which include alterations to the original fenestration pattern, presumably during the late 1960s as part of the apartment conversion, the building still retains sufficient integrity of design, materials and workmanship as a frame residential building clad in wood shingles evocative of the Craftsman style and with architectural details borrowed from the Colonial Revival style.

3. Determination whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present (*Go to 6. below*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

Notes: The features of the existing property that define its character are: the spatial relationship of the building to Macondray Lane and the spatial relationship to adjacent contributing structures; the overall rectangular building form and scale as seen from the public right-of-ways; the side-gabled roof with centered conical roof form; plain-patterned wood shingles on the front facade; rough-faced stone foundation on the front facade; modillion cornice; semi-circular bay window with slight flare and formed brackets; details including the drip molding, lost-window surrounds, mullion and moldings; historic fenestration pattern on street-facing facades, and historic wood-sash windows.

Based on an evaluation of physical evidence (i.e. variations in window size, stile ogee, and trim; variations in alignment, size and spacing of wood shingles; splicing and variation in drip molding; change in foundation material), alterations presently exhibited are confined to the area of the paired double-hung windows to the left on the ground floor and the current basement entry. By limiting the

proposed alterations to those areas previously altered, the project would retain sufficient historic fabric and materials of the above-mentioned character-defining features to avoid any significant impacts. Similarly, the proposed project would bring the building closer to its appearance during the period of significance based on physical and historic evidence and would not result in any cumulative impact to the historical resource.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

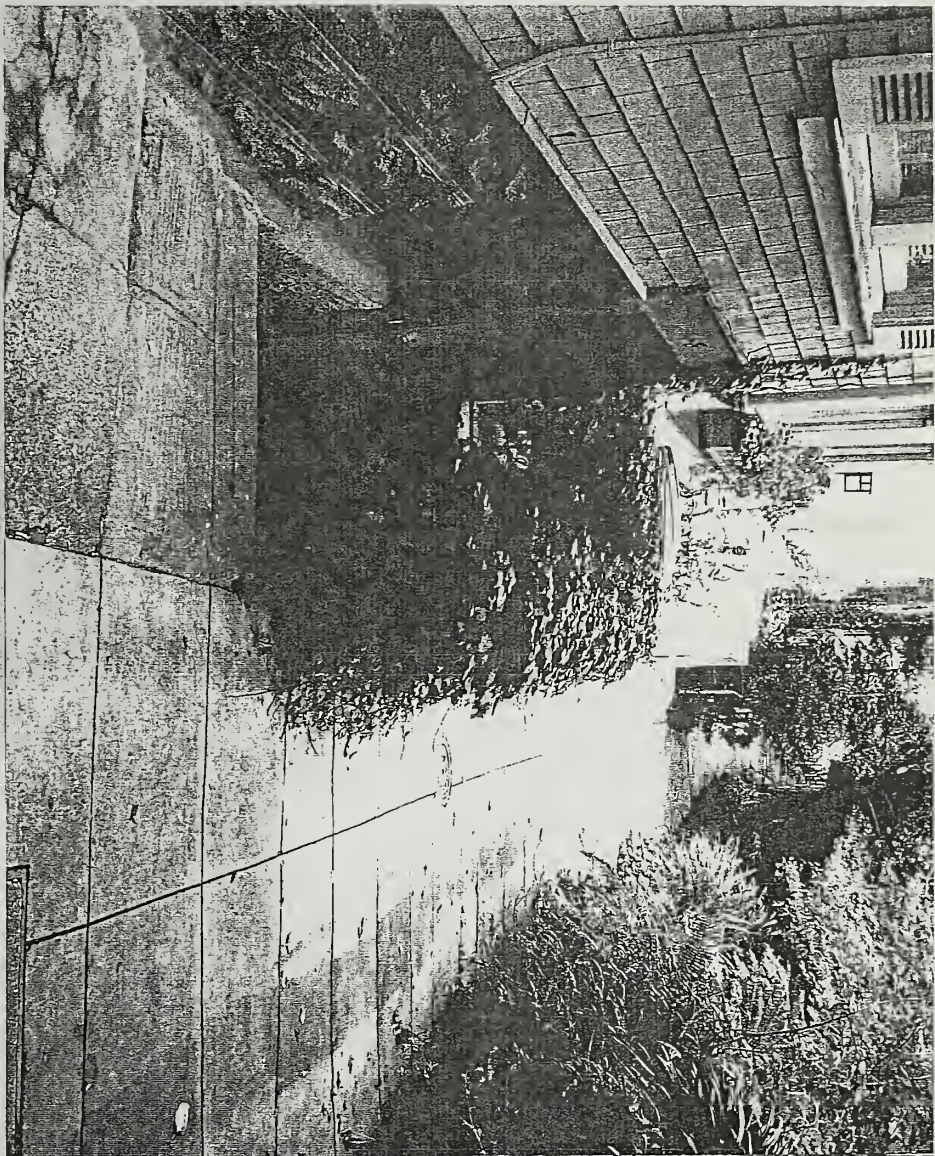
Notes: The alterations are designed in a manner so that off-site historical resources, including the adjacent contributors to the Russian Hill/Macondray Lane District, would not be adversely affected by the proposed alterations. The proposed recessed entry would be constructed where physical evidence strongly suggests an entry was historically located, thus strengthening the historic pattern of building entries exhibited by other adjacent contributors of the District. Furthermore the proposed project respects the overall materials, proportions, and important spatial relationships between the contributors of the District that the significant architectural context of the District would not be materially or visually impaired. Due to negligible loss of historic materials, the project would not impact the integrity of the subject building such that it would no longer contribute to the District.

PRESERVATION COORDINATOR REVIEW

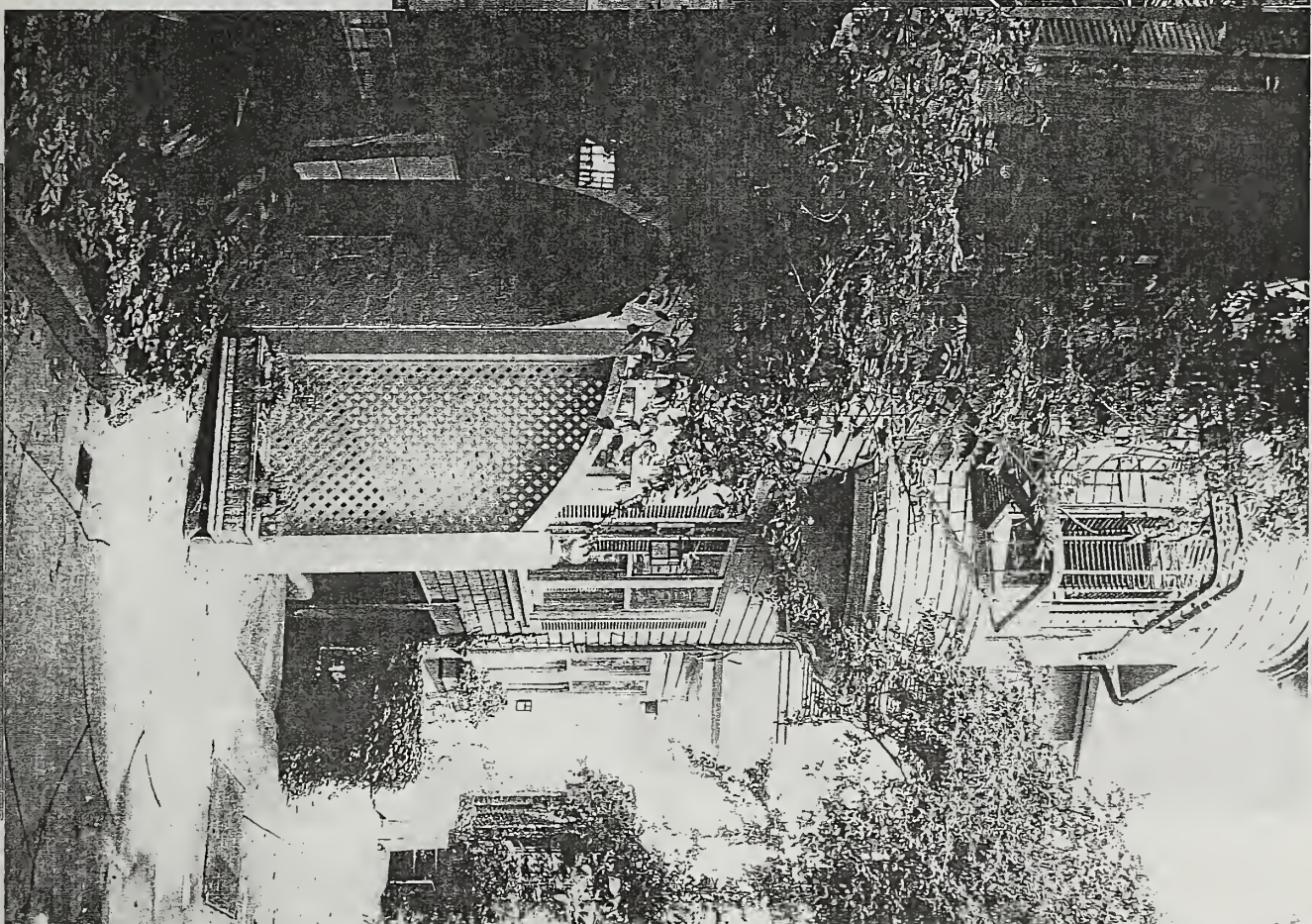
Signature: Tina Tam
Tina Tam, Preservation Coordinator

Date: 2-11-2010

cc: Margaret Yuen, Recording Secretary, Historic Preservation Commission
Vinaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historical Resource Address or NR File

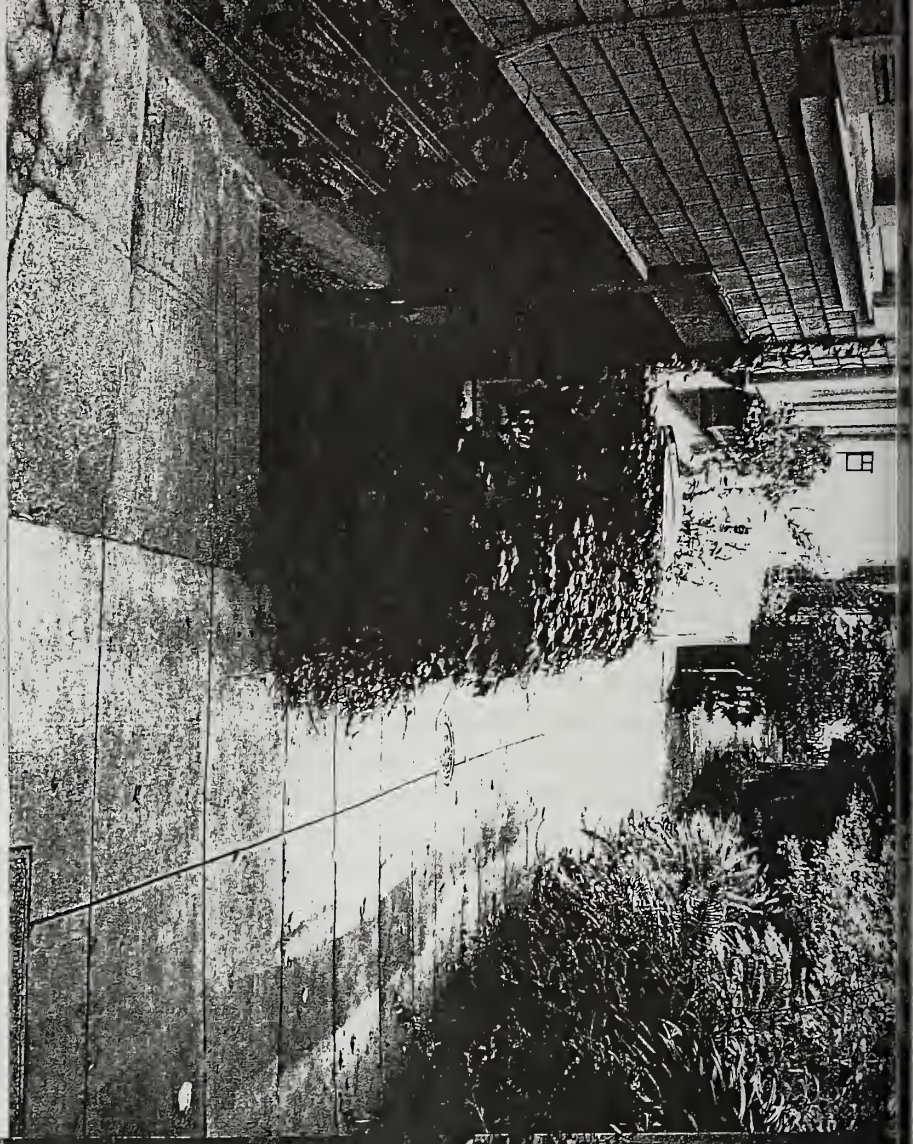


68 MACDONRAY LN.
WEST VIEW
ENTRY

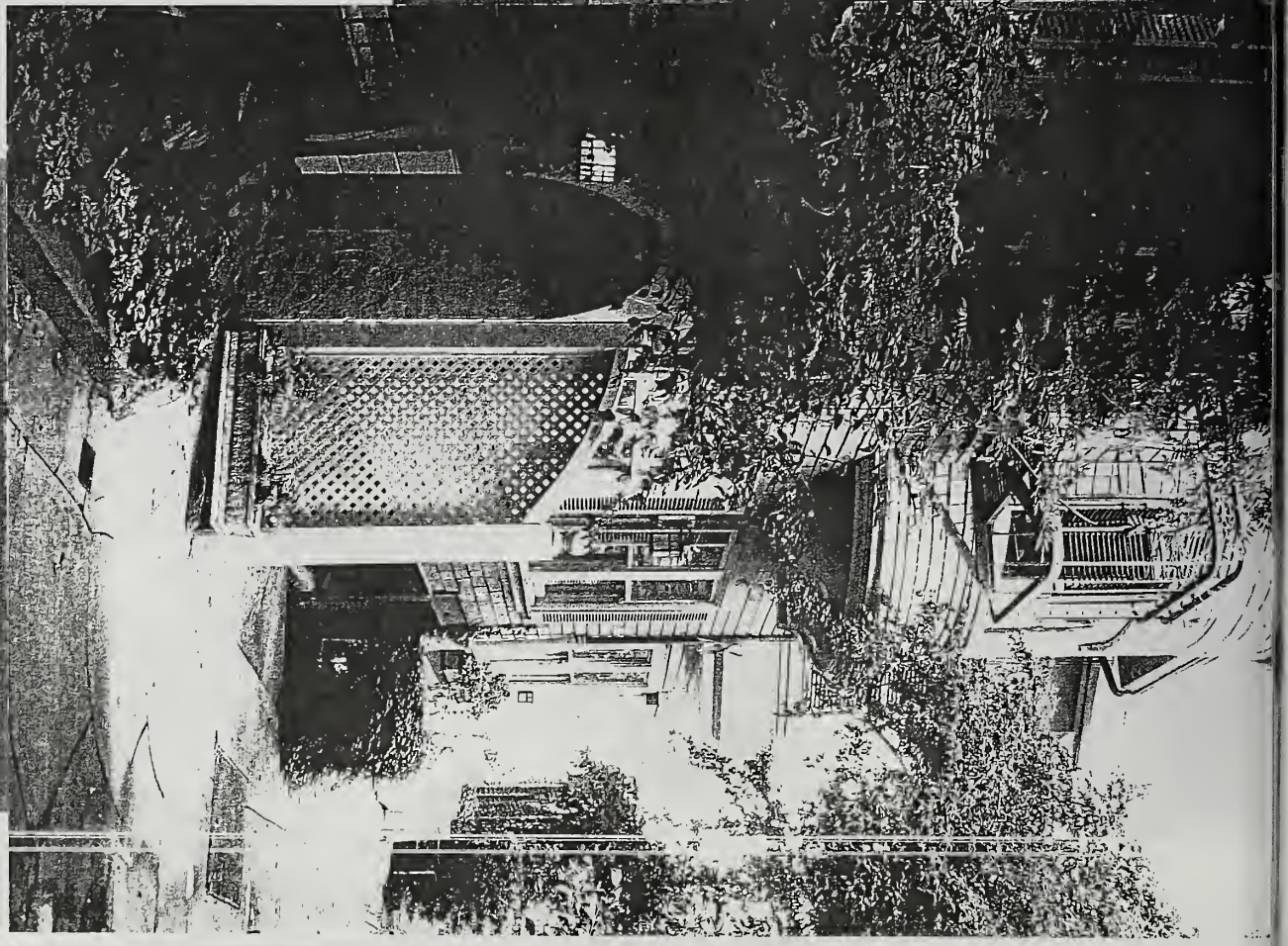


68 MACDONRAY LN
72 " "
SIDE WALK ACCESS

68 MACAIDRAY LN.
WEST VIEW
ENTRY



68 MACAIDRAY LN.
" " "
SIDE WALK ACCESS





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2009.0655E
Project Title: 300 Funston Avenue
Zoning: RM-1 (Residential, Mixed, Low Density)
Height and Bulk: 40-X
Block/Lot: 1444/041
Lot Size: 19,244 square feet
Project Sponsor: David Silverman, Reuben and Junius, (415) 567-9000
Staff Contact: Brett Bollinger, (415) 575-9024
brett.bollinger@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The 19,244 square foot (sq. ft.) property contains two structures: a 21,309 sq. ft. church building that contains approximately 10,702 sq. ft. of church space and 10,607 sq. ft. of office space, and a 1,752 sq ft. commercial building that contains a reading room and bookstore. The proposed project includes adaptively reusing the church building and the accessory structure as a public library and public museum. The primary tenants of the building would be the Internet Archive and the San Francisco Center for the Book, both of which are affiliate organizations of the Kahle/Austin Foundation. There are no proposed changes to the exterior of the two buildings. The project site is located on a block bounded by Funston Avenue, Clement Street, 12th Avenue, and Geary Blvd. in the Inner Richmond Neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1(a) [State CEQA Guidelines Section 15301(a)]

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

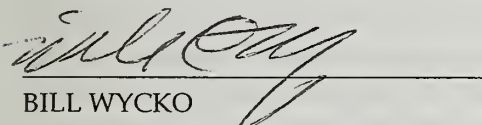
See reverse side.

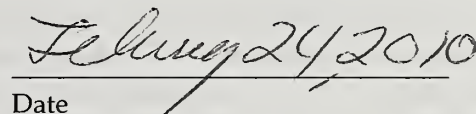
MAR - 1 2010

DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

cc: David Silverman, Project Contact
Supervisor Eric Mar
Aaron Starr, Planner

Bulletin Board
M.D.F.
Historical Preservation List

PROJECT DESCRIPTION (CONTINUED):

The proposed project would include construction of a false floor to level the auditorium area for library and exhibition space, and raising the opening of two interior doorways at the back of the church so that they are level with the new floor. The proposed floor would leave the existing raked floor underneath, making that modification reversible, while the new door openings would remove historic fabric and would not be reversible.

REMARKS:*Historical Resources:*

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the property is an historical resource. The Planning Department then determined that the proposed alterations would not cause a substantial adverse change in the significance of the historical resource, or any off site historical resources including the historic district.

The subject parcel is located at the corner of Funston Avenue and Clement Street in the Inner Richmond Survey Area, a potential historic district. The 300 block of Funston is very uniform in character with mainly three-story residential buildings, clad in stucco and constructed during the 1920s, while the 1100 block of Clement Street is not as uniform in appearance and has a mixture of commercial and residential structures with a greater diversity of construction dates. The Inner Richmond Survey is an informational survey and does not designate an official historic district; however there is enough information in the survey to suggest a larger historic district in the area or a grouping of smaller historic districts. Further investigation would be required to determine the exact boundaries of the potential district.

As described in the attached Historic Resource Evaluation Response Memorandum, Planning Department preservation staff determined that the property at 300 Funston Avenue is an historical resource, both as a contributing resource to a potential district and individually.¹ 300 Funston Avenue appears to be eligible under Criterion 1 (Events) as a contributing resource to a potential historic district loosely defined by the boundaries of the Inner Richmond District and with a period of significance from 1890 to 1929. The subject building was constructed in 1922, a time when the Inner Richmond had its main building boom due to the westward expansion of the City following the earthquake and fire in 1906. Built to house the growing Christian Science congregation in the City, the church at 300 Funston Avenue made a significant contribution to that event, which had a significant impact on the broad pattern of local history.²

The church building also appears eligible for the California Register under Criterion 3 (Architecture) as an individual resource. The subject property is an impressive and large structure rendered in the neoclassical style. It was designed by the architect Carl Werner who designed several other large buildings in San Francisco including Scottish Rite Temple on the corner of Van Ness Avenue and Sutter Street and the Masonic Temple at the corner Van Ness Avenue and Market Street. He is considered a

¹ Historic Resource Evaluation Response Memorandum from Aaron Starr, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, December 22, 2009. A copy of this memorandum is attached.

² Ibid.

master architect, and this building is a significant example of his work and a fine example of neo classical architecture from this period.³

After determining that a property is an "historical resource" for the purposes of CEQA, the next step is to determine if the proposed project could cause a substantial adverse change in the significance of the subject building or any off-site historical resources. The Department believes that the proposed alterations would not cause a substantial adverse impact to the resource such that it would no longer be able to convey its significance. The proposed new floor is reversible and would not cause a significant change to the interior volume of the main sanctuary space. While the proposed new door openings at the rear of the building would remove original material and relocate openings, the change is relatively minor and the door openings are not intrinsic to the interior's significance. Further, the vast majority of the details and openings on the interior would remain unaltered. Cumulatively these two alterations would not materially impair the resource such that it can no longer convey its significance; however the cumulative impact of these alterations should be evaluated along with any future interior or exterior alterations. The proposed alterations only occur on the interior of the space; therefore they would not have any negative impact to any off-site resources.⁴

Conclusion:

As described below, the project was found to satisfy the criteria for exemption under Class 1(a). CEQA State Guidelines Section 15301(a), or Class 1, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Section 15301(a) further states that interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances are included under Class 1. The proposed alterations are all interior changes to the subject building and therefore, the proposed construction is exempt from environmental review under Class 1(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

³ Historic Resource Evaluation Response Memorandum from Aaron Starr, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, December 22, 2009. A copy of this memorandum is attached.

⁴ Ibid.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 300 Funston Avenue
Block/Lot: 1444/041
Case No.: 2009.0655E
Date of Review: December 22, 2009
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ Addition

PROJECT DESCRIPTION

The subject 19,244 sq. ft. property contains two structures: a 21,309 sq. ft. church building that contains approximately 10,702 sq. ft. of church space and 10,607 sq. ft. of office space, and a 1,752 sq ft. commercial building that contains a reading room and bookstore. The proposed project includes adaptively reusing the church building and the accessory structure as a public library and public museum. The primary tenants of the building will be the Internet Archive and the San Francisco Center for the Book, both of which are affiliate organizations of the Kahle/Austin Foundation. There are no proposed changes to the exterior of the two buildings. The main changes will be at the interior of the church building, which includes constructing a false floor to level the auditorium area for library and exhibition space and raising the opening of two interior doorways at the back of the church so that they are level with the new floor. The proposed floor will leave the existing raked floor underneath, making that modification easily reversible, while the new door openings will remove historic fabric and will not be reversible. There are no significant changes proposed for the accessory reading room, therefore it is not included in this evaluation.

PRE-EXISTING HISTORIC RATING / SURVEY

The 300 Funston was designed by architect Carl Warner and constructed in 1922. It is included on the City's Inner Richmond Survey with a rating of A, Highest Importance. According to the Survey's rating system, an A rating indicates that the building is "individually one of the most important buildings in San Francisco distinguished by outstanding qualities of architecture, historical values and relationship to the environment." Buildings rated A are "eligible for the National Register of Historic Places and of the highest priority for City Landmark status." The Inner Richmond Survey is an informational survey and not officially adopted by the City. The building's recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on at the corner of Funston Avenue and Clement Street in the Inner Richmond Survey Area, a potential historic district. The 300 block of Funston is very uniform in character with

mainly three-story residential buildings, clad in stucco and constructed during the 1920s, while the 1100 block of Clement Street is not as uniform in appearance and has a mixture of commercial and residential structures with a greater diversity of construction dates. The Inner Richmond Survey is an informational survey and does not designate an official historic district; however there is enough information in the survey to suggest a larger historic district in the area or a grouping of smaller historic districts. Further investigation would be required to determine the exact boundaries of the potential district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed.

Event: or ☒ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1890-1929

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the California Register as a contributing resource under Criterion 1 (Events) and as an individual resource under Criterion 3 (Architecture)

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

300 Funston Avenue appears to be eligible under Criterion 1 (Events) as a contributing resource to a potential historic district loosely defined by the boundaries of the Inner Richmond District and with a period of significance from 1890 to 1929. The subject property was constructed in 1922, a time when the Inner Richmond had its main building boom due to the westward expansion of the City following the earthquake and fire in 1906. Built to house the growing Christian Science congregation in the City, 300 Funston made a significant contribution to that event, which had a significant impact on the broad pattern of local history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

300 Funston does not appear to be a resource under Criterion 2 (Persons). There is no indication that anyone directly associated with the Church was a person that would be considered significant pursuant to the California Register or National Register criteria.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property appears eligible for the California Register under Criterion 3 (architecture). The subject property is an impressive and large structure rendered in the neoclassical style. It was designed by the architect Carl Werner who designed several other large buildings in San Francisco including Scottish Rite Temple on the corner of Van Ness Avenue and Sutter Street and the Masonic Temple at the corner Van Ness Avenue and Market Street. He is considered a master architect, and this building is a significant example of his work and a fine example of neo classical architecture from this period.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The subject building has had very few alterations over its life and retains all seven aspects of integrity.

3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired.

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

The proposed new floor is reversible and will not cause a significant change to the interior volume of the main sanctuary space and will not have a substantial adverse change in the significance of the resource. While the proposed new door openings at the rear of the building will remove original material and relocate openings, the change is relatively minor and the door openings are not intrinsic to the interior's significance. Further, the vast majority of the details and openings on the interior will remain unaltered. Therefore this alteration will not significantly alter the resource such that it can no longer convey its significance. Cumulatively these two alterations would not materially impair the resource such that it can no longer convey its significance; however the cumulative impact of these alterations should be evaluated along with any future interior or exterior alterations.

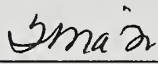
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: While 300 Funston is located within a potential historic district, the proposed alterations are all interior changes and would not have any impact to the potential district or any other off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, Preservation Coordinator

Date: 1-7-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Address File

V. IMAGES

Current Photographs

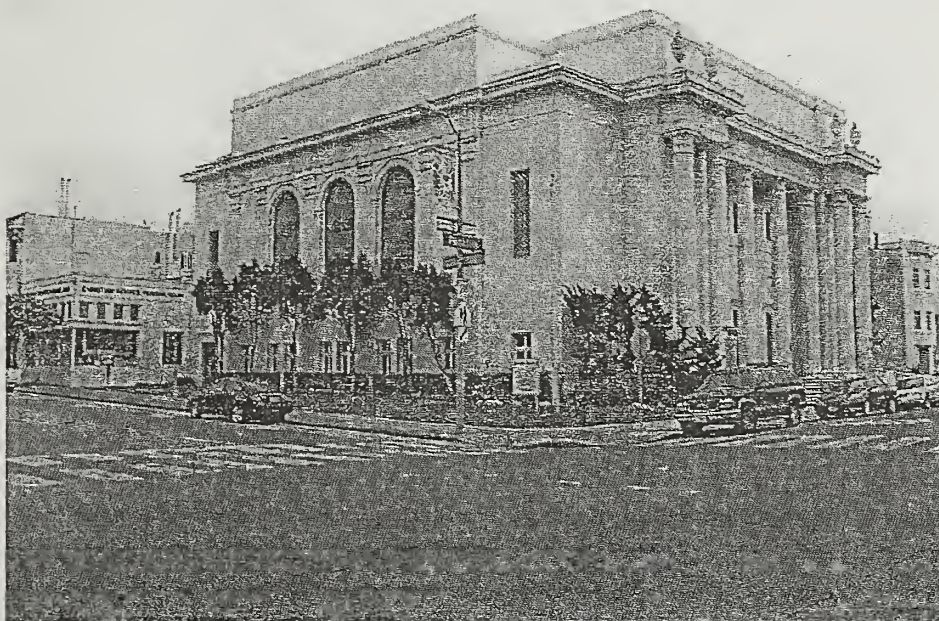


Figure 1. Primary (west) and north façades of 300 Funston Avenue, looking southeast.
(Source: Page & Turnbull, July 2009)



Figure 2. Primary (west) and north facades of 300 Funston Avenue.
(Source: Page & Turnbull, July 2009)



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0056E
Project Title: 246 Eddy Street (Boeddeker Park)
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 0332/006-009 and 017-019
Lot Size: 42,281 square feet
Project Sponsor: Daniel LaForte, SF Recreation & Park Department
(415) 831-2742
Staff Contact: Brett Bollinger – 415 575-9024
brett.bollinger@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is an irregular-shaped 42,281 square-foot lot made up of seven parcels bound by Ellis, Eddy and Jones Streets, which currently contains active spaces, a passive landscaped lawn, pathways, and a 3,524 square-foot, one-story community recreation building associated with Boeddeker Park, owned by the San Francisco Recreation and Parks Department. The proposed project would demolish the existing masonry building, and in its place reconstruct an approximately 4,000 square-foot clubhouse within the general footprint of the existing building. The proposed project would also reconfigure the existing park by removing "the gauntlet" vehicular pathway that currently bisects the park, as well as eliminate curb cuts on Ellis and Jones Street, and repurpose the vehicular pathway with an enlarged passive landscaped lawn, enlarged ball court, enlarged play area, new adult fitness areas and garden. The multiple pedestrian access points would be limited to the main entry along Eddy Street adjacent to the new clubhouse and a secured entry along Ellis Street.

EXEMPT STATUS:

Categorical Exemption, Class 2 (State CEQA Guidelines Section 15302)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

GOVERNMENT
DOCUMENTS DEPT

MAR - 1 2010

SAN FRANCISCO
PUBLIC LIBRARY

Bill Wycko
Environmental Review Officer

Date

cc: Daniel LaForte, SF RPD
Supervisor Chris Daly, District 6
V. Byrd, Bulletin Board and Master Decision File

Exemption/Exclusion File
Historical Preservation Distribution List

Project Description (continued): The existing topography of the site would remain unchanged and new accessible ramps would connect the various park spaces at different levels. The proposed clubhouse would also contain one loading space and one off-street parking space by utilizing the existing curb cut accessed from Eddy Street. The trash and service area would be maintained in its current location along Jones Street.

REMARKS:

The subject parcels make up an irregular-shaped lot, primarily located at the northeast corner of Eddy and Jones Streets, with a portion of the parcels fronting mid-block on Ellis Street, and located within the National Register Uptown Tenderloin Historic District. The surrounding properties are zoned RC-4 (Residential/Commercial, High-Density), are within the North of Market Residential Special Use District, and within an 80-T Height and Bulk District.

The Uptown Tenderloin Historic District is a largely intact, visually consistent, inner-city high-density residential area that adjoins the Nob Hill Apartment Hotel District to the north, the Market Street Theater and Loft District to the south, the Polk-Van Ness commercial corridor and Civic Center Historic District to the west, and on the east the financial, retail and club districts. The District is formed around its predominant building type: a 3- to 7-story, multi-unit, residential apartment, hotel, and apartment-hotel constructed of brick or reinforced concrete primarily during the District's period of significance (1906-1931). Mixed among the residential buildings are examples of other building types that support residential life, including churches, vehicular garages primarily constructed during 1909-1925 and a YMCA complex. Because the majority of the District was constructed during the years between the Earthquake and Fire of 1906 and the Great Depression, the district contains a homogenous collection of early Twentieth Century structures with two- or three-part vertical compositions and ornamentation derived from Italian Renaissance and French Renaissance, Spanish Colonial Revival, Tudor Revival and Late Gothic Revival. Because of the building law, all buildings in the Uptown Tenderloin were required to be of fire resistant construction, and all have brick or concrete exterior walls forming strong visual continuity. Generally the facades are clad in light-colored masonry materials, including terra cotta, brick, marble, and stucco, with ornamental accents of terra cotta, cast cement plaster, galvanized iron, and brick.

Architectural elements typically include definitive bases through the use of different material and texture or water table; symmetrical or rhythmical facades through the use of fenestration; and termination of the height is highlighted by a heavily molded cornice of dentil molding or corbels. The façade at street level is mainly devoted to retail use with infrequent garage entrances. The facades are, for the large part, built to the front property line.

In a memorandum dated February 19, 2010¹, the Planning Department preservation staff noted that the subject property was determined in 2007 to be ineligible for listing on the National Register of Historic Places as a contributor to the Uptown Tenderloin Historic District, because the building's construction date of 1984 was well after the district's period of significance (1906-1931). Furthermore, sufficient time has not passed to evaluate the building as an individual resource that is less than 50 years of age. Absent

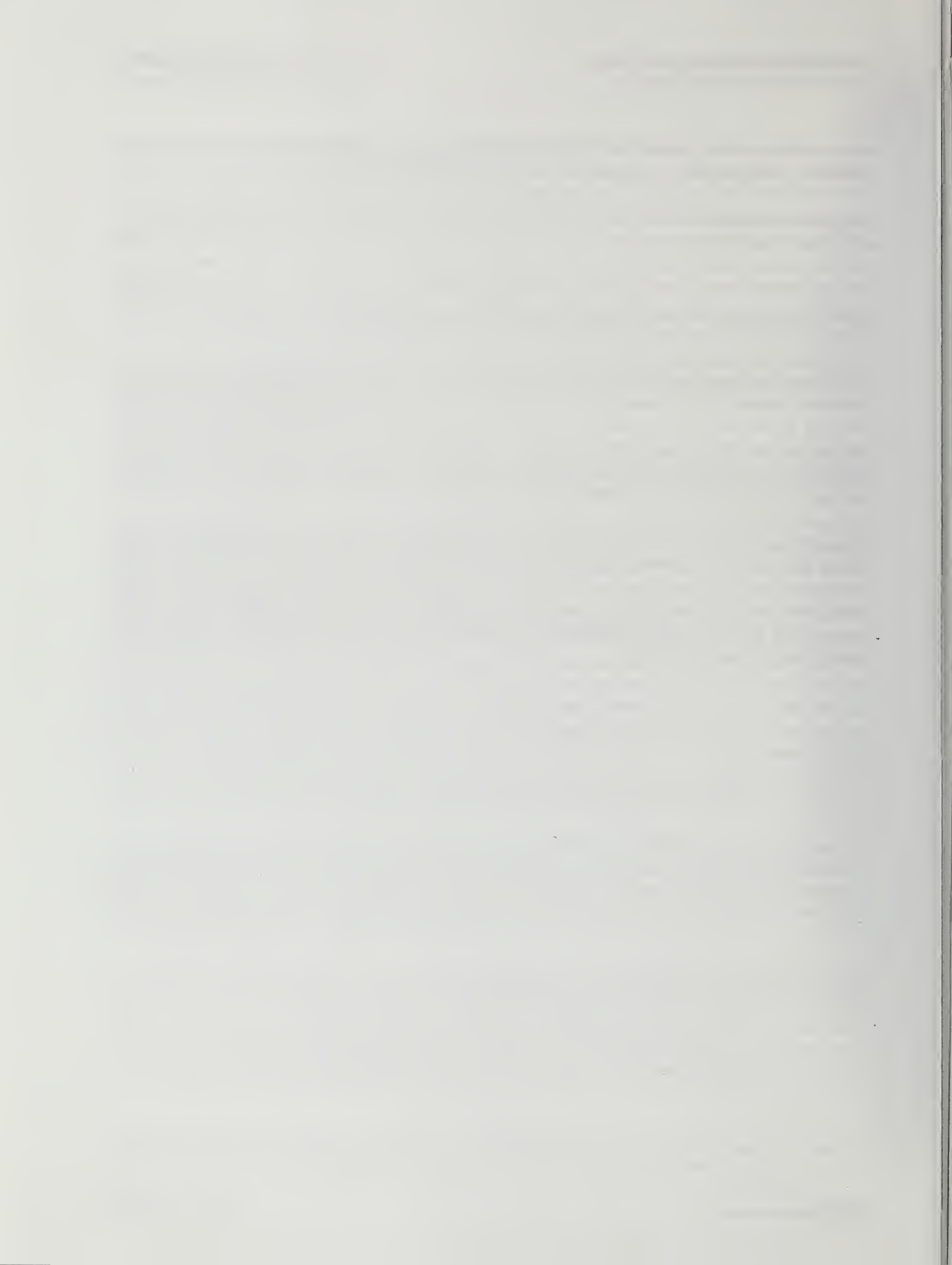
¹ Historic Resource Evaluation Response Memorandum for 246 Eddy Street from Angela Threadgill, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, issued February 19, 2010. A copy of this memorandum is attached.

additional information provided to the City that the property is significant pursuant to evaluation criteria, the subject property is ineligible for inclusion in the California Register.

The proposed demolition would not have an adverse effect on the Uptown Tenderloin Historic District and other off-site historical resources in the immediate vicinity. The proposed clubhouse would differ from the existing historic structures by its contemporary design, and glass and metal materials. The proposed clubhouse is of a considerably smaller scale that does not overwhelm or detract from the strong collection of historic buildings and the context of the District historic resources; therefore, the proposed project would not be considered a significant adverse effect to the District.

CEQA State Guidelines Section 15302, or Class 2, provides an exemption from environmental review for consists of replacement or reconstruction of existing structures and facilities where the new structure would be located on the same site as the structure replaced and would have substantially the same purpose and capacity as the structure replaced. The proposed project would meet this criterion by constructing a new clubhouse within the footprint of the existing clubhouse and reconfigure the existing park layout within the existing Boeddeker Park associated lots.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 246 Eddy Street (Boeddeker Park)
Block/Lot: 0332/006-009, 017-019
Case No.: 2010.0056E
Date of Review: February 19, 2010
Planning Dept. Reviewer: Angela Threadgill
(415) 558-6602 | angela.threadgill@sfgov.org

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San Francisco,
CA 94103-2479

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415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration ☒ New Construction

PROJECT DESCRIPTION

The project site is an irregular-shaped 42,281.25 square-foot lot made up of seven parcels bound by Ellis, Eddy and Jones Streets, which currently contains active spaces, a passive landscaped lawn, pathways, and a 3,524 square-foot, one-story community recreation building associated with Boeddeker Park, owned by the San Francisco Recreation and Parks Department. The proposed project would demolish the existing masonry building, and in its place reconstruct an approximately 4,000 square-foot clubhouse within the general footprint as the existing building. The proposed project would also reconfigure the existing park by removing "the gauntlet" vehicular pathway that currently bisects the park, as well as, eliminate curb cuts on Ellis and Jones Street, and repurpose the vehicular pathway with an enlarged passive landscaped lawn, enlarged ball court, enlarged play area, new adult fitness areas and garden. The multiple pedestrian access points will be limited to the main entry along Eddy Street adjacent to the new clubhouse and a secured entry along Ellis Street. The existing topography of the site would remain unchanged and new accessible ramps would connect the various park spaces at different levels. The proposed clubhouse would also contain one loading space and one off-street parking space by utilizing the existing curb cut accessed from Eddy Street. The trash and service area would be maintained in its current location along Jones Street.

PRE-EXISTING HISTORIC RATING / SURVEY

Prior to the construction of Boeddeker Park in 1984, the project site was once occupied by wood shed structures along Ellis Street, a two-story commercial building on Lot 010, and a 1922 one-story commercial building designed by Meyer and Johnson Architects on Lot 006, but were each demolished when Boeddeker Park was constructed in 1984. The previous structures were first surveyed in the 1978 Downtown Survey completed by the Foundation for San Francisco's Architectural Heritage and their consultants Charles Hall Page & Associates. 246-250 Eddy Street (0332/006) was assigned a rating of "C" - C-group buildings are of Contextual Importance and provide the setting for more important buildings and add visual richness and character to the downtown area. Many C-group building may be eligible for the National Register of Historic Places or as part of future historic districts. The parcels were surveyed again in 1983 for the National Register nomination of the San Francisco Apartment Hotel Historic District; the previously extant building at 246-250 Eddy Street was determined to be a contributor to the district. Since the demolition of the previous structures and construction of Boeddeker Park, the subject

property was surveyed in 2007 and determined to be ineligible for listing on the National Register of Historic Places as a contributor to the Uptown Tenderloin Historic District. Based on the pre-existing historic ratings and its recorded date of construction, 246 Eddy Street is a "Category C" building for the purposes of CEQA, which will not be evaluated as an historical resource by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcels make up an irregular-shaped lot, primarily located at the northeast corner of Eddy and Jones Streets, with a portion of the parcels fronting mid-block on Ellis Street, and located within the National Register Uptown Tenderloin Historic District. The site is zoned P (Public), is within the North of Market Residential Special Use District Subarea No. 1, and in an OS (Open Space) Height and Bulk District. The surrounding properties are zoned RC-4 (Residential/Commercial, High-Density), are within the North of Market Residential Special Use District, and within an 80-T Height and Bulk District.

The Uptown Tenderloin Historic District is a largely intact, visually consistent, inner-city high-density residential area that adjoins the Nob Hill Apartment Hotel District to the north, the Market Street Theater and Loft District to the south, the Polk-Van Ness commercial corridor and Civic Center Historic District to the west, and on the east the financial, retail and club districts. The District is formed around its predominant building type: a 3- to 7-story, multi-unit, residential apartment, hotel, and apartment-hotel constructed of brick or reinforced concrete primarily during the District's period of significance (1906-1931). Mixed among the residential buildings are examples of other building types that support residential life, including churches, vehicular garages primarily constructed during 1909-1925 and a YMCA complex. Because the majority of the District was constructed during the years between the Earthquake and Fire of 1906 and the Great Depression, the district contains a homogenous collection of early Twentieth Century structures with two- or three-part vertical compositions and ornamentation derived from Italian Renaissance and French Renaissance, Spanish Colonial Revival, Tudor Revival and Late Gothic Revival. Because of the building law, all buildings in the Uptown Tenderloin were required to be of fire resistant construction, where all have brick or concrete exterior walls forming strong visual continuity. Generally the facades are clad in light-colored masonry materials, including terra cotta, brick, marble, and stucco, with ornamental accents of terra cotta, cast cement plaster, galvanized iron, and brick.

Architectural elements typically include definitive bases through the use of different material and texture or water table; symmetrical or rhythmical facades through the use of fenestration; and termination of the height is highlighted by a heavily molded cornice of dentil molding or corbels. The façade at street level is mainly devoted to retail use with infrequent garage entrances. The facades are, for the large part, built to the front property line.

-
1. **California Register Criteria of Significance:** Note, a building is an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Notes: The subject property was determined in 2007 to be ineligible for listing on the National Register of Historic Places as a contributor to the Uptown Tenderloin Historic District, because the building's construction date of 1984 was well after the district's period of significance (1906-1931). Furthermore, sufficient time has not passed to evaluate the building as an individual resource that is less than 50 years of age. Absent additional information provided to the City that the property is significant pursuant to evaluation criteria, the subject property is ineligible for inclusion in the California Register.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Historical significance of Boeddeker Park could not be established; therefore, it is further determined the site lacks integrity necessary to be eligible for the California Register.

-
3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6. below*) ☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration.*)

☐ The project is a significant impact as proposed. (Continue to 5. if the project is an alteration.)

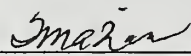
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed demolition will not have an adverse effect on the Uptown Tenderloin Historic District and other off-site historical resources in the immediate vicinity. The proposed clubhouse may differ from the existing historic structures by its contemporary design, and glass and metal materials. The proposed clubhouse is of a considerably smaller scale that does not overwhelm or detract from the strong collection of historic buildings and the context of the District historic resources; therefore, the proposed project would not be considered a significant adverse effect to the District.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, Preservation Coordinator

Date: 2-19-2010

cc: Margaret Yuen, Recording Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

OCT 01 2009

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M E A

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

GOVERNMENT
DOCUMENTS DEPT

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

MAR - 4 2010

Signed (owner or agent):

Wifael

Date:

Oct. 01, 2009

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No.

2009.0973

Address:

655 Sanchez St.

Block/Lot:

3600/029

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>John Bokelman, Beth Rogonzinski</u>	Telephone No.	<u>415.203.6008</u>
Address	<u>655 Sanchez Street</u>	Fax. No.	
	<u>San Francisco, CA 94114</u>	Email	<u>jbokelman@yahoo.com;</u> <u>brogo@yahoo.com</u>
Project Contact	<u>Lindsey Theobald</u>	Telephone No.	<u>415.252.1441 x26</u>
Company	<u>Feldman Architecture</u>	Fax No.	<u>415.252.1442</u>
Address	<u>1126 Folsom Street, Ste. 4</u>	Email	<u>lindsey@feldmanarchitecture.com</u>
	<u>San Francisco, CA 94103</u>		

Site Information

Site Address(es):	<u>655 Sanchez Street</u>		
Nearest Cross Street(s)	<u>Cumberland Street</u>		
Block(s)/Lot(s)	<u>Block 3600 Lot 029</u>	Zoning District(s)	<u>RH1</u>
Site Square Footage	<u>2,040</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Single family residence</u>		
Community Plan Area (if any)	<u>Dolores Heights SUD</u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>\$250,000</u>

Describe proposed use Single family residence

Narrative project description. Please summarize and describe the purpose of the project.

The project scope includes removing existing two bays on front (Cumberland Street) elevation and replacing with one new bay. The new bay will be centered on the north wall for aesthetic purposes and also to create a more cohesive interior space. The new bay will occur on the first and second floors and will act as a balcony for the third floor. The new bay will conform to SF Planning Code's acceptable size of a bay.

The project scope also includes removing portions of the existing roof at the east side in order to accomdate an exterior deck on the the third floor level. New dormers will be added to the third floor on the east side in order to create more headroom along the east walls. The dormers are under the allowed height limit.

Interior alterations will occur on first, second, and third floors.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (FSA).* A Phase II FSA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). <u>Dolores Height SUD</u>	☒	☐

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	4,200 sf	4,160 sf	-40 s.f.	4,160 sf
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	4,200 sf	4,160 sf	-40 sf	4,160 sf

Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	29'-9"	29'-9"	0	29'-9"
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

W. E. Smith 2/29/2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Monica Pereira
Project Address: 655 Sanchez Street
Block/Lot: 3600/029
Case No.: 2009.0973E
Date of Review: February 23, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

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CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to remove the two existing bays from the Cumberland Street façade and replace them with a wider single bay window, remodel the interior, and remove a portion of the east side of the gabled roof for a roof deck.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that 655 Sanchez Street was constructed in 1915 which is the same year that the building first appears on Sanborn Maps. Archival Building Department records indicate that the building was constructed in 1912. The building is not included on any local historic surveys, and is not included on the National or the California Registers. It is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1912).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

655 Sanchez Street is located on the southeast corner of Cumberland and Sanchez Streets in the Dolores Heights neighborhood. The immediate context is predominantly single-family dwellings of similar height and scale. The buildings' dates of construction range from 1900 or earlier to 2003. Architectural styles vary from the Victorian era to the Modern era. Architectural continuity in the neighborhood is mixed with no predominant era or style represented.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property located at 655 Sanchez Street does not appear eligible for listing on the California Register. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Research presented in the Historical Resource Evaluation prepared by Feldman Architecture does not indicate that the building is associated with any significant historical events. Though in general the building represents early development of the Dolores Heights neighborhood, it cannot be demonstrated that the building has a specific association with its evolution as required by the guidelines.

The immediate neighborhood does not appear to be a district because it is not visually cohesive. More research would be needed to determine if the neighborhood is eligible for listing as a district pursuant to Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

John F. Baucom was the first known owner of 655 Sanchez Street. Mr. Baucom was not important in our local, regional, or national past and neither were any of the subsequent owners/occupants of the property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

655 Sanchez Street was significantly altered in the 1980's but was originally an Edwardian row house that was nearly identical to the three adjacent buildings to east. The architect associated with the building is unknown and therefore it is impossible to determine if he/she is a master in the field of architecture. The original building had a similar plan and design to many other buildings in the neighborhood so it was likely taken from pattern book of houses designed for middle and working class families.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

An archeological analysis of the site was not performed because the project does not involve extensive excavation of the site.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California register, therefore an investigation into the subject building's integrity was not conducted.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historic resources that would be impacted by this project.

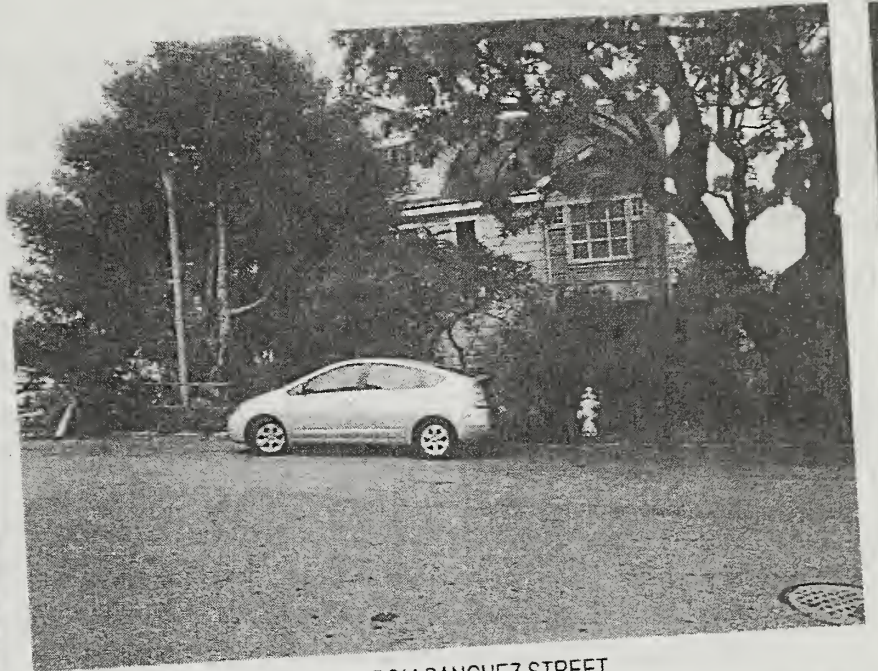
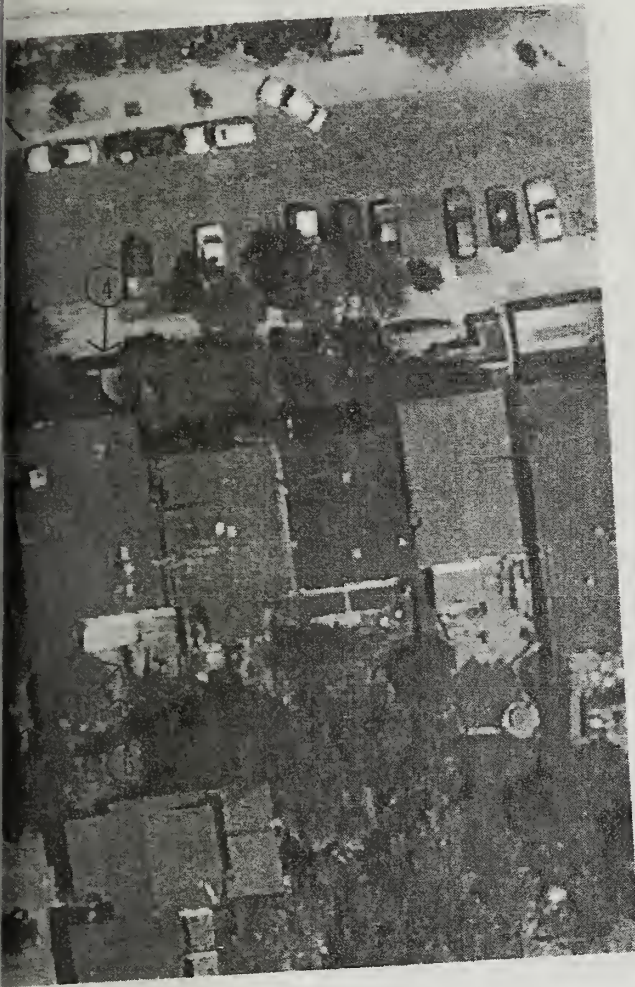
PRESERVATION COORDINATOR REVIEW

Signature: Tina B. Tam
Tina B. Tam, *Preservation Coordinator*

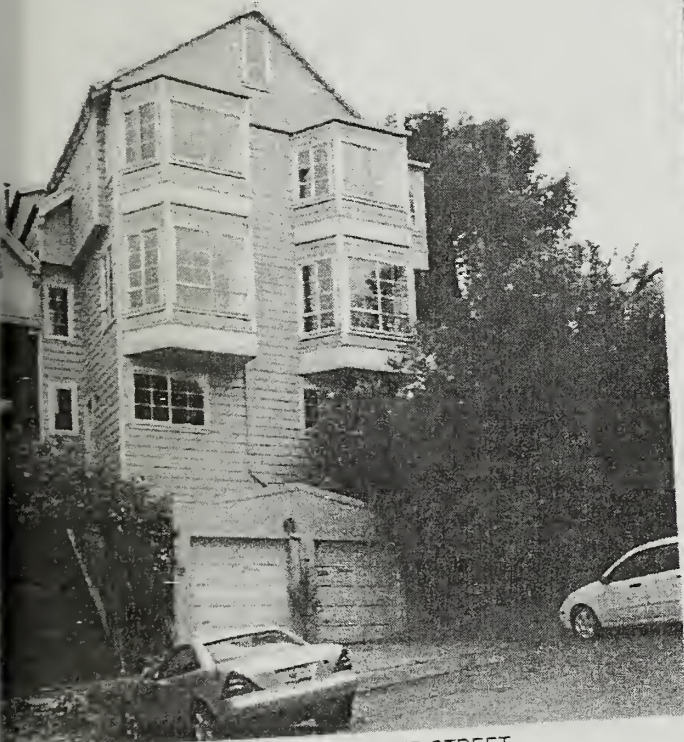
Date: 2-23-2010

cc: Linda Avery-Herbert, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Monica Pereira / MEA Planner

MES\G:\WORD\Preservation\655 Sanchez St..doc



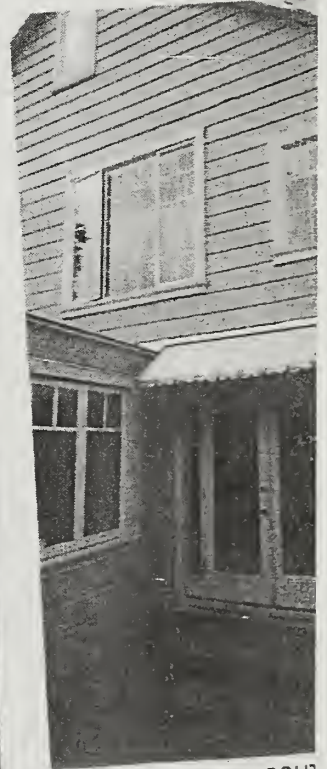
1 PROJECT FROM SANCHEZ STREET



4 NORTH ELEVATION AT CUMBERLAND STREET



5 SOUTH ELEVATION



6 PARTIAL SOUTH ELEVATION

655 SANCHEZ ST SAN FRANCISCO, CA 94114

Iman ARCHITECTURE





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2008.1050E
Project Title: 187-191 Tioga Avenue
Zoning: RH-1 (Residential, House – One Family)
40-X Height and Bulk District
Block/Lot: 6201/026, 027, 028
Lot Size: 2,500 square feet per lot
Project Sponsor: Carson Yu
(415) 595-8278
Staff Contact: Pilar LaValley – (415) 575-9072
pilar.lavalley@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the southeastern corner of Tioga Avenue and Delta Street in the Visitacion Valley neighborhood. The subject property consists of three 2,500 square foot (sf) parcels totaling 7,500 sf. The project site contains an approximately 665 sf, one-story, wood frame, single-family, residential building constructed circa 1907-1908, and an approximately 400 sf, one-story, wood frame garage. The project sponsor proposes to demolish the existing residential building and detached garage, and construct three new single-family residential buildings on each respective lot.

(Continued on following page.)

EXEMPT STATUS:

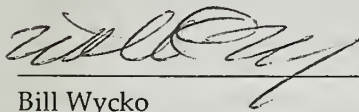
Categorical Exemption, Class 1 and Class 3 (State CEQA Guidelines Sections 15301(l)(1), 15301(l)(4), and 15303(a))

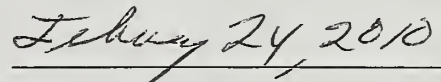
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Carson Yu, Project Sponsor
Andrea Contreras, MEA Division
Pilar LaValley, Neighborhood Planning Division

Supervisor Sophie Maxwell, District 10
Virna Byrd, M.D.F.
Historic Preservation Distribution List

GOVERNMENT
DOCUMENTS DEPT

MAR 16 2010

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PROJECT DESCRIPTION (continued):

The proposed project would result in three single-family residences of approximately 4,159 sf each. Each residence would be two-stories, approximately 25 feet in height, with one off-street parking space in a ground floor garage.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 187-191 Tioga Avenue is a historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,¹ the property is designated Category B, a potential historical resource, due to its construction date of more than 50 years.

In a memorandum dated January 26, 2010, Planning preservation staff determined that the structures on the subject property are not historical resources.² As described in the memorandum, the structures do not appear eligible for inclusion on the California Register individually or as contributors to a potential historic district. As noted in the memorandum, the buildings do not appear to have contributed to or spurred additional development of the area, nor does it appear significantly related to the redevelopment and reconstruction efforts following the 1906 earthquake.³ No persons of known historical significance appear to have been associated with the property and the buildings are of a simple vernacular style that does not embody distinctive characteristics of a type, period, or method of construction and is not the work of a master.

CEQA State Guidelines Sections 15301(l)(1) and 15301(l)(4), or Class 1, provides an exemption from environmental review for demolition of up to three single-family residences in urbanized areas and for demolition of accessory (appurtenant) structures including garages. CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for construction of up to three single-family residences in an urban area. The proposed project would meet these criteria by demolishing one single-family residence and one garage and constructing one single-family residence on each of the three legal parcels comprising the project site for a total of three new approximately 4,159 sf residences.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is not a historical resource and would not adversely impact any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

¹ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at <http://www.sfgov.org/planning/mea>.

² Historic Resource Evaluation Response Memorandum for 187-191 Tioga Avenue from Pilar LaValley, Preservation Technical Specialist, to Andrea Contreras, Environmental Planner, January 26, 2010. A copy of this memorandum is attached.

³ Ibid.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Andrea Contreras
Project Address: 187-191 Tioga Avenue
Block/Lot: 6201/026, 027, 028
Case No.: 2008.1050E
Date of Review: January 22, 2010
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing one-story, wood frame residential building and detached garage structure to construct three, single-family residential buildings. The subject property consists of three parcels located at the corner of Tioga Avenue and Delta Street. The proposed project is depicted in architectural plans, dated January 2007, and prepared by engineer, William Wong.

PRE-EXISTING HISTORIC RATING / SURVEY

Information provided in the Historical Resource Evaluation Report, prepared by Carey & Co., indicates that the subject property was construction circa 1907-1908.¹ Although the subject building is not addressed in any previous historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located in the Visitacion Valley neighborhood, an area of San Francisco roughly bounded by McLaren Park to north and west, U.S. 101 to east, and the City boundary to south. Visitacion Valley was rural in character with several ranches and farms until the late 19th-century when a number of industries began to locate in the area. These industrial operations, which included breweries, quarries, and a Southern Pacific Railway Company freight station, were the primary developments in the area until after the 1906 earthquake and fire. After the 1906 catastrophe, the area developed a more residential character as refugees from the devastated city center "stayed and settled in the community."² The addition of two streetcar lines by 1910 also spurred residential development. In the 1930s and 1940s, rows of modest single-family homes were constructed throughout the neighborhood and Leland Avenue became the neighborhood's core commercial thoroughfare.³

¹ Carey & Co., "181-191 Tioga Avenue, San Francisco, CA, Historic Resource Evaluation Report," November 18, 2009.

² Carey & Co., "Visitacion Valley Redevelopment EIR Historic Resources Technical Report," June 18, 2007, pg. 5.

³ Carey & Co., pg. 6.

The immediate context of the subject property is one-story over basement, single-family residences constructed primarily in the 1940s and 1950s. Unlike the majority of surrounding buildings, the subject property is setback on the parcel and below the sidewalk level of Tioga Avenue. Visual continuity is mixed in terms of architectural style.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: N/A

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The construction date of the subject building is unknown as the original building permit has not been located but the occupancy records indicate that it was built prior to 1908. With the Reis Tract Real Estate Company opening lots for sale in this area around 1904, it seems likely that the property was constructed between 1905 and 1908. As noted in the Carey & Co. report, the subject property appears to have been an early development within the Reis Tract (now known as Visitacion Valley). This tract appears to have developed slowly from its initial plating in 1904 by the Reis Tract Real Estate Company with the majority of development occurring after the 1906 earthquake and fires and after 1914 when the steep streets were regarded. While an early installation in the area, the subject property does not appear to have contributed to or spurred additional development of the area nor does it appear significantly related to the redevelopment and reconstruction efforts following the 1906 earthquake. Therefore, the subject property does not appear to be associated with significant events and does not appear eligible under criterion 1.

Based on the estimated age of relocation (sometime between 1915 and 1950) and information about area development, it does not appear that the subject building is associated with significant events.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

According to the Carey & Co. report, no persons of known historical significance appear to have been associated with the subject building.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story, wood frame structure that is rectangular in plan with a hipped roof with wide eave overhang and exposed rafter tails. The building stands on a three-parcel, steeply sloping lot at the corner of Tioga Avenue and Delta Street. Most exterior walls are clad with drop channel wood boards with asbestos shingles partially covering the south elevation. Typical fenestration consists one-over-one, double-hung, wood sash windows. The main entrance is located on the west elevation facing Delta Street with a shed roof porch sheltering the entrance. A partially covered wood porch extends along the south elevation. A detached, wood frame garage is located along the south edge of the parcel, west of the house, and facing Delta Street. The garage is one-story over basement clad in drop channel siding with hipped roof with wide eave overhang and exposed rafter tails.

The construction date of the subject building is unknown as the original building permit has not been located but the occupancy records indicate that it was built prior to 1908. With the Reis Tract Real Estate Company opening lots for sale around 1904, it seems likely that the property was constructed between 1905 and 1908. The house and garage appear to be an early 20th-century vernacular residential building with no known architect or craftsmen involved in the design or construction. The subject property does not embody distinctive characteristics of a type, period, region, or method of construction, nor does it appear to represent the work of a master or possess artistic value. The building does not appear to be architecturally distinctive or historically significant. Therefore, the property does not appear eligible under criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject building is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

-
3. **Determination**^{at} Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Not applicable.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: Not applicable.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

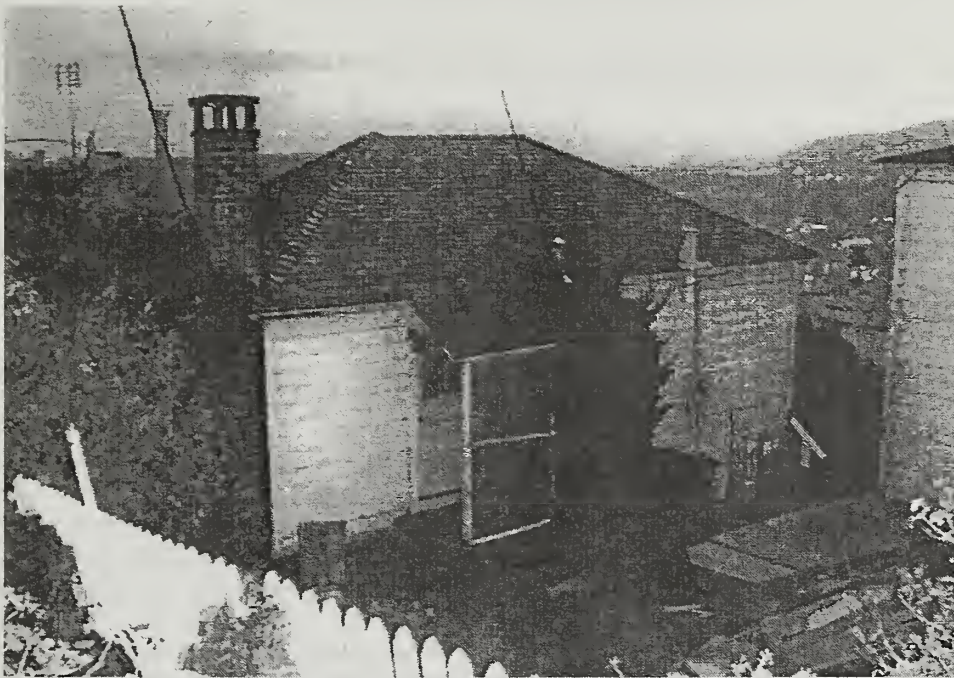
Signature: Tina Tam

Tina Tam, Preservation Coordinator

Date: 1-26-2010

cc: Linda Avery, Commission Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\191 Tioga\HRER.doc



187-191 Tioga Avenue residence



187-191 Tioga Avenue garage





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

GOVERNMENT
DOCUMENTS DEPT

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

MAR - 4 2010

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent):

Maria Helena Miller

Date:

10-23-09

(For Staff Use Only) Case No. 2009.1019EAddress: 1412 DIAMOND ST.

v.01.12.2009

Block/Lot: 6588/02

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>MAURICE McELLIOTT</u>	Telephone No.	<u>1 650 - 296-9518</u>
Address	<u>1600 PEREZ DRIVE</u>	Fax No.	<u>1-650-738-1237</u>
	<u>PACIFICA, CA. 94044</u>	Email	<u>-</u>
Project Contact	} <u>OWNER</u>	Telephone No.	} <u>OWNER</u>
Company		Fax No.	
Address		Email	

Site Information

Site Address(es):	<u>1412 DIAMOND ST. SF, Calif.</u>		
Nearest Cross Street(s)	<u>DUNCAN</u>		
Block(s)/Lot(s)	<u>6588 / 02</u>	Zoning District(s)	<u>RH1</u>
Site Square Footage	<u>1820 SF</u>	Height/Bulk District	<u>40x</u>
Present or previous site use	<u>SFD</u>		
Community Plan Area (if any)	<u>No</u>		

Project Description: please check all that apply.

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		
Describe proposed use <u>SFD</u>			

Narrative project description. Please summarize and describe the purpose of the project.

ADD 3RD FLOOR AND REAR ADDITION TO EXISTG SINGLE FAMILY DWELLING.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? ✓ If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> : Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	SFD (1479#)	SFD (1479#)	1131	2610#'
Retail	N/A	N/A	N/A	NA
Office	N/A	N/A	N/A	
Industrial				
Parking				
Other (specify use)				
Total GSF	1479#'	1479#'	1131#'	2610#'
Dwelling units	1	1	—	1
Hotel rooms	NA	N/A		N/A
Parking spaces	1	1	—	1
Loading spaces	N/A			
Number of buildings	1	1	—	1
Height of building(s)	20'	20'	10'	30'
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS

[Signature] 2/25/2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1412 Diamond Street
Block/Lot: 6588/002
Case No.: 2009.1019E
Date of Review: February 23, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a rear addition, a one-story vertical addition, widen the garage door and alter the front façade.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that 1412 Diamond Street was constructed in 1922. Archival permit records indicate that a permit was issued in January 1923 to construct the building. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the building (constructed circa 1922). It is not included on any historic surveys and it is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of Diamond Street between Duncan and 27th Streets in the Noe Valley neighborhood and within a RH-1 District and a 40-X Height and Bulk District. The immediate context is predominantly mid-century, single-family dwellings, sided in stucco. 1400 and 1406 Diamond Street and 709 and 715 27th Street were all constructed during the same time period as 1412 Diamond Street by Clyde Lieb, a local contractor. Most of the buildings on the subject block are one-story over garage but the adjacent building to the south is two-stories over garage.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 1412 Diamond Street does not appear eligible for listing on the California Register. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Research presented in the report prepared by Kelley & VerPlanck does not indicate that the building is associated with any significant historical events.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Axel Salmenen, a Finnish immigrant employed as a longshoreman, was the first known owner/occupant of 1412 Diamond Street. Neither Salmenen nor any of the subsequent owners/occupants of the property were found to be important in our local, regional, or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Clyde Lieb, a local contractor, constructed 1412 Diamond Street and the adjacent buildings to the north during the same time period. No information could be found regarding Clyde Lieb as a builder or contractor. 1412 Diamond Street and the other buildings constructed by Lieb are simple, small, vernacular, working class buildings with wood framed construction. The subject building is two stories and topped with a stepped parapet and flat roof. A brick belt-course separates the ground floor from the first floor. The ground floor features a wood paneled garage door, entry stairs that run parallel to the sidewalk, and a diamond shaped window at the stairs. The building is sided in stucco and has aluminum framed sliding windows. Being that Lieb was a contractor and this style of building is found scattered throughout the Noe Valley neighborhood, it is likely that it was taken from a pattern book. The building is not the work of master and it does not possess high artistic values.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

An archeological analysis of the site was not performed because the project does not involve extensive excavation of the site.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but

it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historic resources that would be impacted by this project.

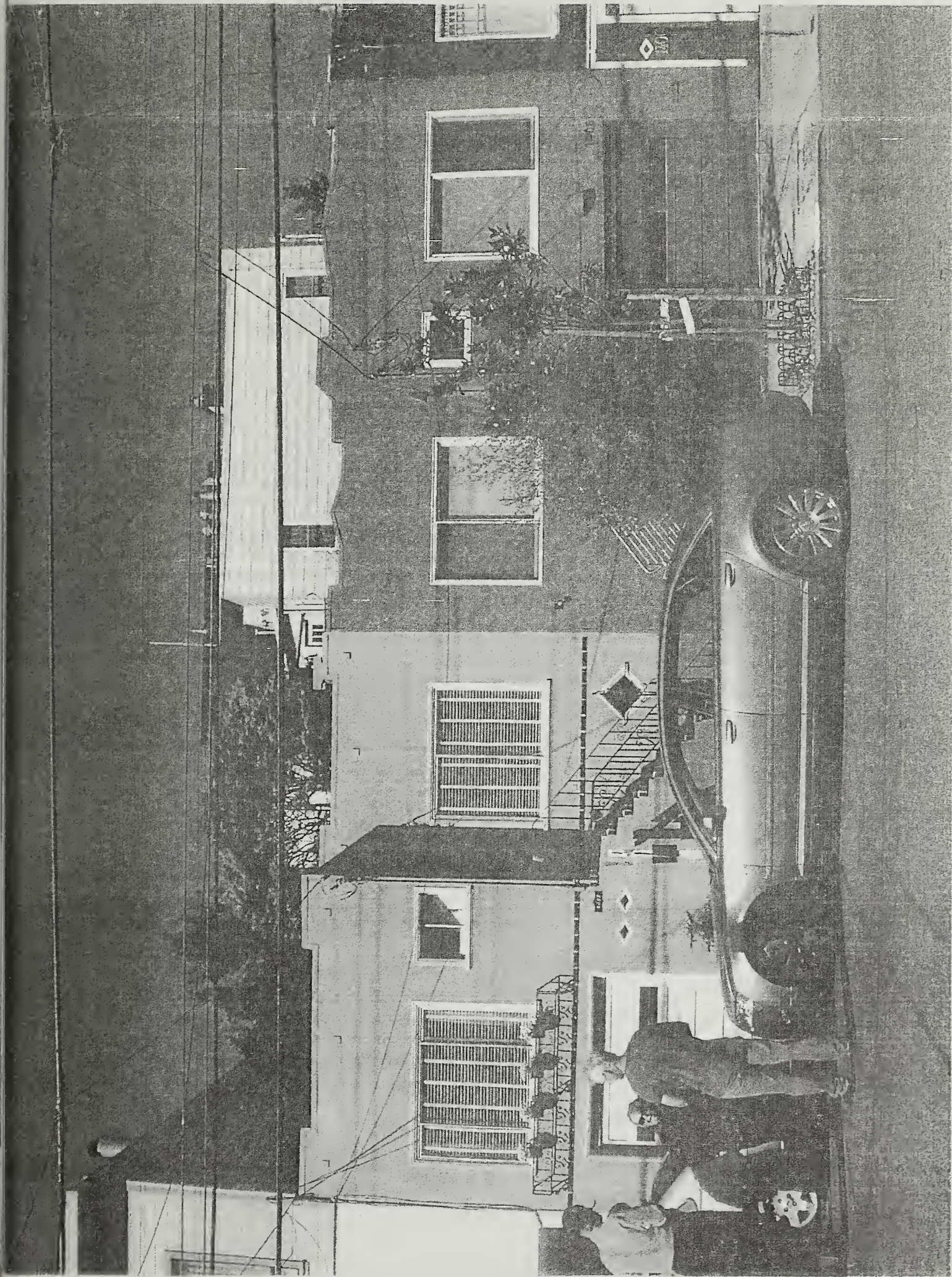
PRESERVATION COORDINATOR REVIEW

Signature: Tina B. Tam
Tina B. Tam, *Preservation Coordinator*

Date: 2-23-2010

cc: Linda Avery-Herbert, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

MES\G:\WORD\Preservation\1412 Diamond St..doc







SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
<i>Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

2.26.2010

(For Staff Use Only) Case No.

2009-0018E

Address:

420 Noe Street

Block/Lot:

3582/090

GOVERNMENT
DOCUMENTS DEPT

MAR - 4 2010

SAN FRANCISCO
PUBLIC LIBRARY

PART 2 – PROJECT INFORMATION

Property Owner	<u>Carmen McGuirk</u>	Telephone No.	<u>336-643-9262</u>
Address	<u>6002 Armfield Court</u>	Fax No.	
	<u>Summerfield NC 27358</u>	Email	<u>mom8g1b@yahoo.com</u>
Project Contact	<u>James Cline, AIA</u>	Telephone No.	<u>415-706-6953</u>
Address	<u>870 Market Street, Suite 478</u>	Fax No.	<u>866-475-0744</u>
	<u>San Francisco CA 94102</u>	Email	<u>jcline@clinearchitects.com</u>

Site Address(es):	<u>420 Noe Street</u>		
Nearest Cross Street(s)	<u>17th Street</u>		
Block(s)/Lot(s)	<u>3582/090</u>	Zoning District(s)	<u>RH3</u>
Site Square Footage	<u>3750</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>three-unit residential</u>		
Community Plan Area (if any)			

☐ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>\$500,000</u>

Describe proposed use Three-unit residential

Narrative project description. Please summarize and describe the purpose of the project.

Renovate three-unit residential building heavily damaged by fire, water and weather. Maintain existing height and bulk or comply with Planning Code limitations.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

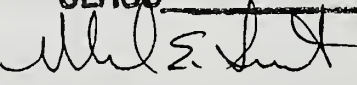
Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2728	2728	1123	3851
Retail	0	0	0	
Office	0	0	0	
Industrial	0	0	0	
Parking	395	395	0	395
Other (specify use)	Common Use: 1798	Common Use: 675	Common Use: (-1123)	Common Use: 675
Total GSF	4921	4921	0	4921

Dwelling units	3	3	0	3
Hotel rooms	0	0	0	0
Parking spaces	2	2	0	2
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	40'	40'	0	40'
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:
 Upper two stories of current building overhang the front property line by 3'-0" along the entire 30' frontage.

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1
 3/1/2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 420 Noe Street
Block/Lot: 3582/090
Case No.: 2009.0018E
Date of Review: February 23, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to alter the building's front façade, interior floor plan, and construct a stair penthouse to access a new roof deck.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that 420 Noe Street was constructed in 1900, a default date for many pre-1906 buildings. However, Spring Valley water records indicate that 420 Noe Street was constructed in 1901. The subject building does not appear on the 1900 Sanborn Map and first appears on the 1914 Sanborn Map. The property is not included on any local historic surveys, and is not included on the National or the California Registers. Because the building is older than fifty years of age it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of Noe Street between 17th and 18th Streets in the Upper Market neighborhood. The immediate context is mix of single-family and multi-family dwellings of similar height and scale. The buildings' dates of construction range from the 1890's to 1976. Architectural styles vary from the Victorian era to the Modern era. Architectural continuity in the neighborhood is defined by buildings constructed between 1890 and 1915, primarily representing Italianate, Queen Anne, and Edwardian architecture. However, visual continuity is disrupted on the subject block by the presence of the subject building and the large apartment building across the street to the east. Otherwise, the immediate neighborhood has a high degree of visual integrity.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 420 Noe Street is a wood framed two and one-half-story over basement, three-family, residential building that was constructed in 1901 but has the appearance of a modern building due to a 70's addition at the front of the building. Historic photographs of the building show that it was originally a Queen Anne. At the ground floor the building features a double-wide garage door and a recessed entry that are framed by vertical strips of brick cladding with stucco surrounds. The upper floors cantilever over the ground floor and feature two sets of floor to ceiling aluminum sliding glass windows with railings in front framed by vertical strips of wood trim with stucco surrounds. The building is topped with a simple wood cornice. The original gabled roof can be seen from oblique angles behind the modern façade and also at the rear. The building's facade is an example of modern architecture. In August 2007 the building was partially destroyed by fire that resulted in the removal of the building's attic and roof. Below is an analysis of the building's historic significance per the California Register criteria.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Archival research yielded no information that would indicate that 420 Noe Street is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. In general, the subject building represents the early stages of development within the neighborhood, but it cannot be demonstrated that the structure has a specific association with its evolution as required by the guidelines. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Mr. and Mrs. Edward E. M. Hibbert of England were the first known owners/occupants of 420 Noe Street. Mr. Hibbert worked as a clerk in San Francisco. They purchased the property from Fernando Nelson in 1902 and resided there until they sold it to John F. Gaffey, a farmer, in 1913. The property does not meet the criteria for listing on the California Register under Criterion 2 because neither the original owners nor any of the subsequent owners/occupants of the property were important in our local, regional, or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

420 Noe Street was designed by the architect Fernando Nelson. Mr. Nelson designed and built over 4,000 homes in San Francisco, many within the Castro, Eureka Valley, and Noe Valley neighborhoods and thus he is considered a master in the field of architecture locally. The building was constructed in 1901 and was an example of Queen Anne architecture. However, as a result of a number of alterations the building no longer exemplifies Queen Anne architecture and thus does not qualify for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

An archeological analysis of the site was not performed because the project does not involve excavation of the site.

The immediate context is defined by single-family and multi-family dwellings of similar height and scale. A majority of the buildings' dates of construction range from the 1890's to 1915. Architectural styles include Italianate, Queen Anne, and Edwardian. Fernando Nelson designed and built several houses within the 400 block of Noe Street. Although the neighborhood appears to have a high concentration of Italianate, Queen Anne, and Edwardian buildings with a high degree of visual integrity more information is needed to determine if a potential historic district is present.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California register, therefore an investigation into the subject building's integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- ☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The existing building's height and massing will be retained, the stair penthouse will be significantly set back from the front wall, and the façade will be altered with updated materials. The proposed improvements will have no impact on the neighborhood less than or greater than the effect of the existing building.

PRESERVATION COORDINATOR REVIEW

Signature: Tina B. Tam
Tina B. Tam, Preservation Coordinator

Date: 2-23-2010

cc: Linda Avery-Herbert, Recording Secretary, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

MES\G:\WORD\Preservation\420 Noe St\420 Noe St..doc

HISTORIC RESOURCE EVALUATION REPORT

420 Noe Street
San Francisco



Cline Architects

Marie Sorenson
Beverly Marsolais





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

RECEIVED

DEC 23 2009

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

MAR - 4 2010

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No. 2009.1120E

Address: 45 Raycliff Tr.

v.11.17.2009

Block/Lot: 0962/008E

~~RECEIVED FROM ENVIRONMENTAL~~

Now held in collection

Handwritten signature

Signed (owner or agent):

Lucian R. Blazej
LUCIAN R. BLAZEJ

Date: 12-23-09

Authorization to Act as Agent

Date: November 18, 2009

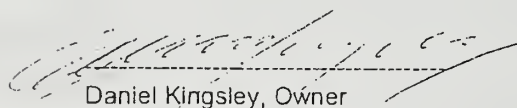
To: Whom It May Concern
Agencies and Departments, City and County of San Francisco

From: Daniel Kingsley, Owner

Subject: Authorization to Act as Agent
45 Raycliff Terrace, San Francisco, CA - AB 0962 Lot: 008E
Case No. 2009. V

Please be advised that **Lucian R. Blazej** is authorized to act as agent on my behalf with respect to securing city entitlements, variances, permits and other actions related to a building addition located at 45 Raycliff Terrace, San Francisco, CA, Assessors Block 0962, Lot 008E.

This agency authorization is in effect until such time as it is withdrawn in writing or project entitlements granted.


Daniel Kingsley, Owner
601 California Street, Suite 1310
San Francisco, CA 94108

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	Mimi and Daniel Kingsley	Telephone No.	415 421-8200
Address	601 California Street, Suite 1310	Fax. No.	415 421-8201
	San Francisco, CA 94108	Email	Dan Kingsley [DKingsley@sksinvestments.com]
Project Contact	Lucian R. Blazej	Telephone No.	415 695-1111
Company	Strategic Solutions	Fax No.	415 641-5409
Address	50 Laidley Street	Email	lrblazej@pacbell.net
	San Francisco, CA 94131		

Site Information

Site Address(es):	45 Raycliff Terrace		
Nearest Cross Street(s)	Between Pacific Avenue and Broadway east of Broderrick Street		
Block(s)/Lot(s)	0962 - Lot 008E	Zoning District(s)	RH1-D
Site Square Footage	3,840	Height/Bulk District	40-X
Present or previous site use	Single Family Residence		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	\$270,500 - Variance Work

Describe proposed use Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.

Three-story lateral addition along the western property line to an existing three story over basement single-family residence. The proposed addition is approximately 3-feet wide and 50-feet long, approximately 500-square feet total area to be added to an existing home of approximately 5,476 square feet in area. The proposed addition would occupy an existing 3'-3" wide side-yard of approximately 150 square feet, of which approximately 75-square feet is in the required rear yard. The proposed addition would fill in an existing 3'-3" wide required side yard that directly abuts an existing blank side wall of 37 Raycliff, which is built right on the property line without a side yard and was permitted under Variance Decision Case No. 1999.390V (August 9, 1999). The project also proposes a balcony at the lower living level that is approximately 7-feet wide and 9-feet long. The proposed balcony would encroach into the required rear yard area. Existing notches at the building base and along the third living level at the rear of the building would be incorporated into a remodel of the rear elevation, resulting in some minor additional encroachments into the required rear yard. The project would develop and enclose an existing entry portico at the south west corner of the existing building, would add a code complying bay window on the east elevation, and make other façade and building improvements as part of an overall renovation and seismic upgrade of this home, including incorporation of energy conservation and "green building" features.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☒	☐	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA)*. A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Side and rear yard variance - see Variance Application 2009.1120V	☒	☐	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

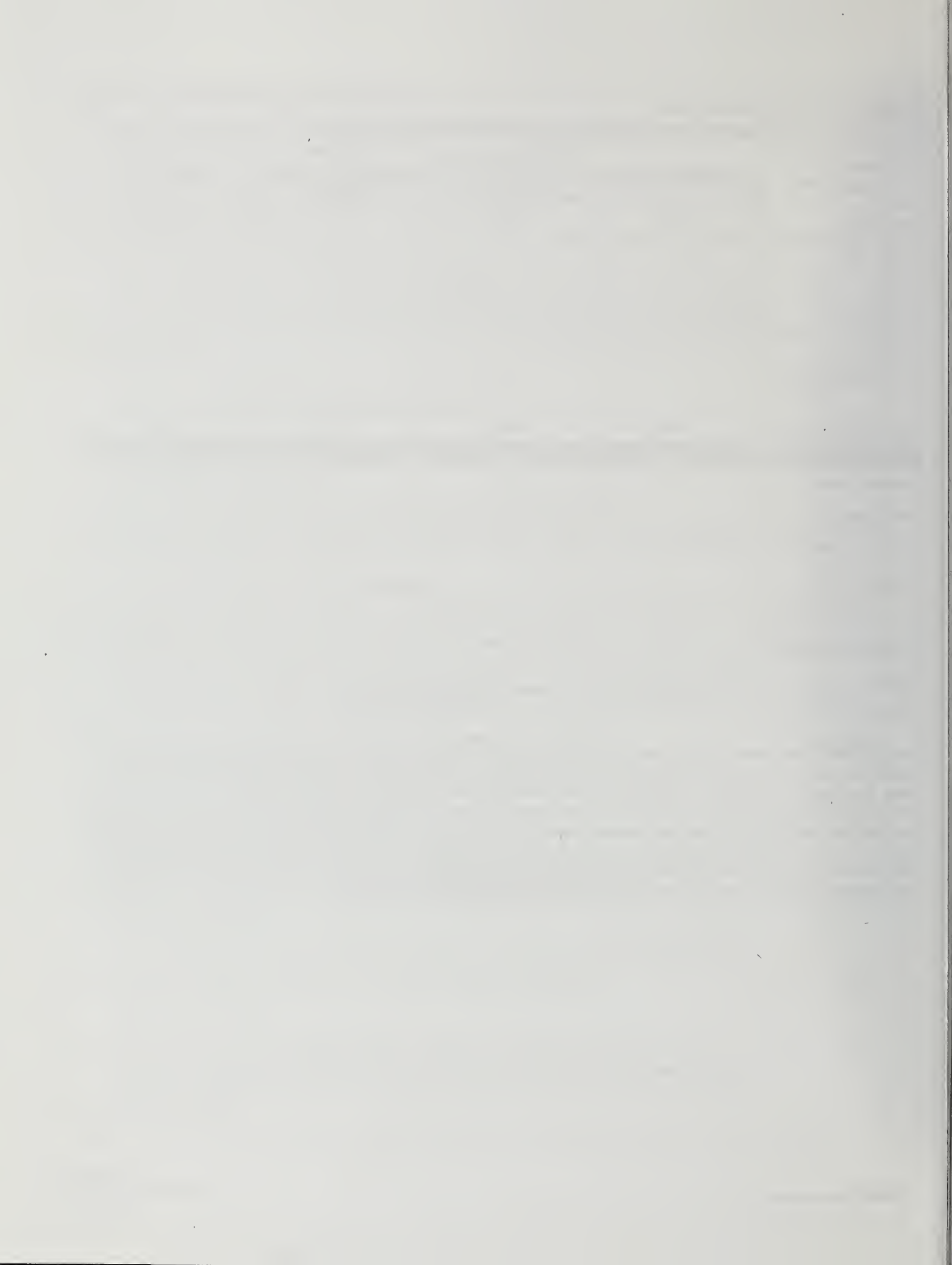
If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	5476	5476	502	5978
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	5476	5476	502	5978

Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces	1	1	0	1
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	25	25	0	25
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 45 Raycliff Terrace
Block/Lot: 0962/008E
Case No.: 2009.1071E
Date of Review: February 25, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration☒ Addition

PROJECT DESCRIPTION

The proposed project includes interior alterations as well as two horizontal additions on the east and west sides of the subject building, and alterations to the rear (north) elevation that fronts on Broadway. The proposed project includes an addition on the west side of the subject building within the existing side yard. The addition will accommodate an expanded stair hall, and elevator, and a bedroom in the reconfigured ground level; on the second story, the side addition will result in an expanded living room, as well as larger front and entry halls; on the third story, the side addition will accommodate an expanded den, a larger bathroom, and a wider hallway. The proposal also includes a one-story expansion on the east side over the existing bay to accommodate a reconfigured and enlarged bathroom. The project proposes alterations to the rear façade (facing Broadway) that include changes to the fenestration pattern, the addition of a new deck at the ground level, a new guardrail at the second story deck, and the removal of the deck at the third story. Stucco columns at the base of the Broadway-facing elevation will be filled in to form a solid wall. New landscaping will be added on Broadway. The proposed alterations would minimally expand the existing footprint of the subject building. As proposed, the subject building would remain a single-family home.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1941, which is consistent with information submitted by the Project Sponsor. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is an historic resource for the purposes of CEQA review.

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the north side of Raycliff Terrace, on a through lot that extends north to Broadway, bounded on the west by Broderick Street and on the east by Divisadero Street, within an RH-1(D) Zoning District in the Cow Hollow neighborhood.

The Cow Hollow neighborhood is characterized by its unique hillside setting and large mid-block open spaces set within a traditional street grid common to many older San Francisco residential neighborhoods. The neighborhood includes a range of residential building types, including larger single family detached residences in the higher elevations, one and two family residences, and multi-family structures on corner lots and lower elevations. The houses are designed in a variety of styles, which reflect the various stages of development within the neighborhood.

The Cow Hollow neighborhood was largely developed in three phases between 1850 and 1950. The area was first settled with farms and weekend retreats between 1850 and 1870. Later, between 1870 and 1900, the area developed into a prestigious suburb as the cable car lines extended westward and increased accessibility to the area. Between 1900 and 1950, the area witnessed a second wave of population growth, with the development of flats and apartment houses as well as single-family homes.

The houses at Raycliff Terrace were constructed relatively late in the development of Cow Hollow. Before it was subdivided, a single-family home belonging to prominent attorney Evan S. Pillsbury (the "Pillsbury House") occupied the 08-acre subject lot on the western third of the block bounded by Broderick, Broadway, Divisadero, and Pacific. In 1940, the lot was purchased by Milton S. Ray, who subdivided the lot into eight smaller parcels. As noted in the information submitted by the Project Sponsor, in order to "take advantage of the spectacular bay views afforded this steeply sloping Pacific Heights "cliff" parcel,[...]Milton S. Ray (hence the name "Raycliff Terrace") elected to create a mid-block access "terrace" so that new homes could be located at the level of the upper Pacific Avenue ridge – with views – rather than have frontage along Broadway where views would be blocked by opposing homes along the north side of Broadway." Ray partnered with architect/builder Albert Farr to design and build Period Revival homes that were more modest in size and scale than older homes in the immediate area. However, the Ray/Farr partnership resulted in the construction of only two homes (45 Raycliff Terrace and 55 Raycliff Terrace) before Ray abandoned the project. While Farr did complete an additional home on the street (65 Raycliff Terrace), the remaining five lots were sold and buildings were constructed on them in the 1950's in a more modern architectural style. Normandie Terrace, located within an adjacent block, was developed contemporaneously with the Raycliff Terrace block. The development of these large blocks of land significantly shaped the architectural character of the Cow Hollow neighborhood.

Although the three homes (including the subject building) designed by Albert Farr were designed in a Period Revival architectural style, many of the homes in the area, including Raycliff Terrace and Normandie Terrace, were designed in the Bay Area Moderne or Second Bay Tradition style, characterized by simplified ornamental forms, versatile and open floor plans, the use of natural materials, and an emphasis on the integration of indoor and outdoor spaces which often resulted in large framed windows and interior courtyard spaces. While the new style of architecture displayed a sleek and utilitarian aesthetic, the buildings retained proportions, scale, massing, and materials similar to the surrounding Victorian and period revival buildings. The Bay Area Moderne movement was led by architects such as William Wurster, Garner Dailey, and Joseph Esherick, whose work is evident in buildings near the subject building, such as the Dailey-designed home at 44 Normandie Terrace (1939) and the home designed by

Wurster at 2560 Divisadero Street (1939). These homes stand in contrast to the Georgian Revival style of the exterior of the subject building.

As is discussed in further detail below, it appears that while the subject building may be located within a potential historic district, it does not appear that it is a contributor to the potential district, nor does it appear that the subject building is an individual resource for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is individually eligible for the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Based on the information submitted by the project sponsor, it appears that the subject building was constructed in 1941. As noted above, the subject building was constructed during the last phase of development in the Cow Hollow area.

It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local residential development history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

There is no known association between the subject property and persons important in our local, regional, or national past. The first known owner of the subdivided subject lot was Milton S. Ray who partnered with Albert Farr to construct the subject building in 1941.

It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The detached single-family home is similar in size, scale, and setting on the lot to the surrounding homes in the neighborhood. Based on the submitted information, it appears that the three buildings were constructed as part of the same early wave of development on the terrace, all in a range of period revival styles.

The subject building is detailed in the Georgian Revival architectural style, with its primary frontage on Raycliff Terrace. At the ground level, there is a faceted bay that opens on to a front courtyard garden. The second story is anchored by two casement windows framed by two large, slatted windows shutters. A low pitched pediment roof is accented by a central oval oculus. The exterior of the building is clad in stucco.

The subject building does not appear to embody a distinctive characteristic type, period, region, or method of construction and it does not appear that the subject building is eligible for the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be historically significant under California Register criteria.

As noted above, it does not appear that the subject building is individually eligible for the California Register. It does not appear that the subject building is a contributor to a potential historic district.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposed project would have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

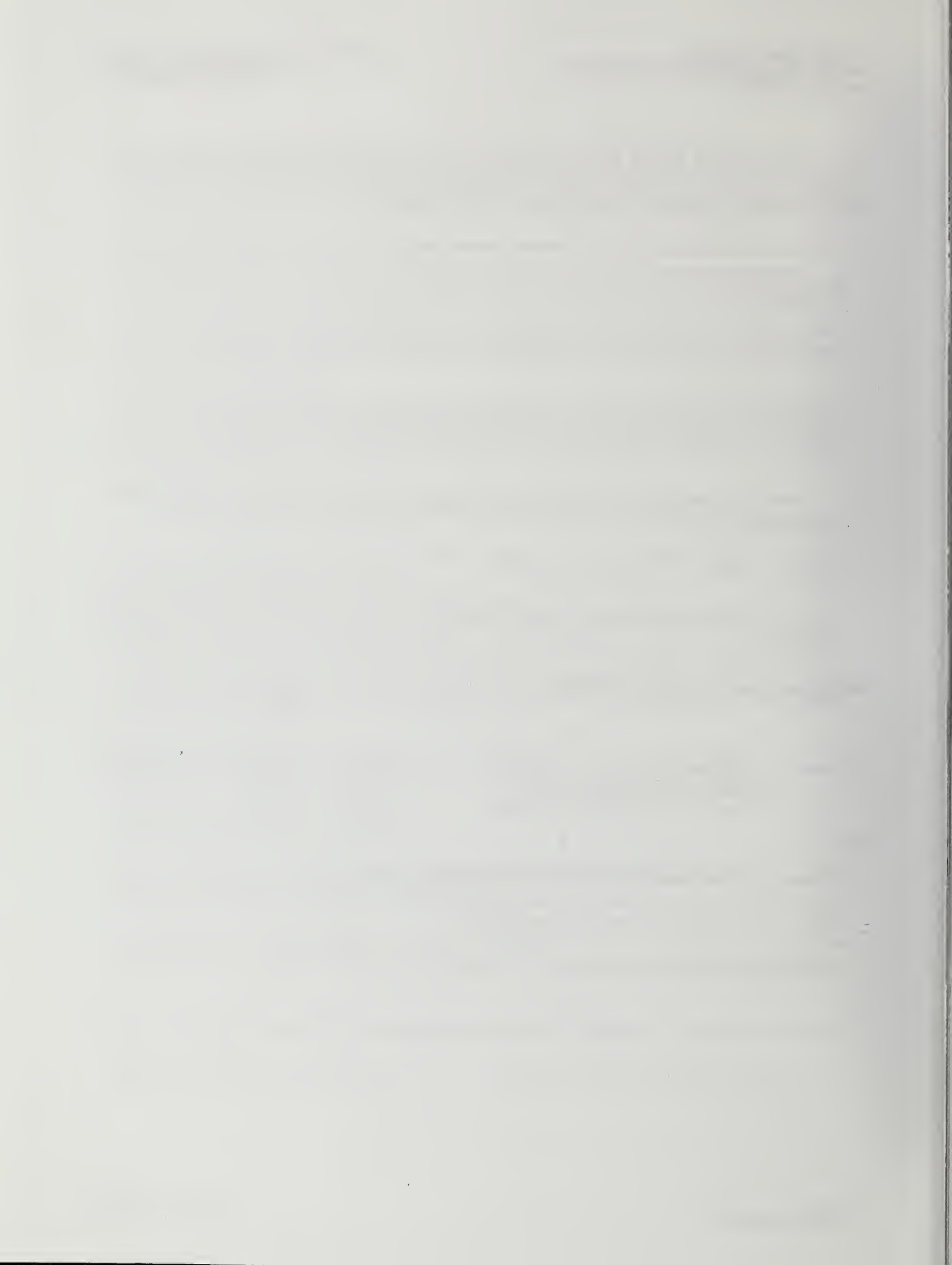
Signature: Tina Tam
Tina Tam, Preservation Coordinator

Date: 3-1-2010

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Glenn Cabreros, *Neighborhood Planner*, NW Quadrant

G:\DOCUMENTS\historic\45 Raycliff Terrace.doc



45 Raycliff - Subject Property



South Elevation Facing Raycliff Terrace

45 Raycliff - Subject Property

37 Raycliff



View Looking West on Raycliff Terrace





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.0814E
Project Title: 36 Woodland Avenue
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2630/033
Lot Size: 2,522 square feet
Project Sponsor: Dennis Budd, Gast Architects
(415) 885-2946
Staff Contact: Shelley Caltagirone – (415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves the addition of approximately 891 square feet to an existing 3,151-square-foot single-family residence for a total of 4,042 square feet. The addition would consist of construction of wall dormers at the north and south slopes of the existing hipped roof and construction of a flat-roofed one-story addition directly behind the new dormers. The dormers will be set back approximately 13 feet from the front building wall and the flat-roofed addition will be set back approximately 20 feet from the front building wall. The project site is located on a block bounded by Parnassus Avenue, Stanyan Street, and Woodland Avenue.

EXEMPT STATUS:

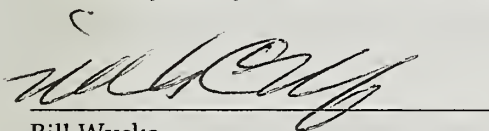
Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.



Bill Wycko
Environmental Review Officer


Date

cc: Dennis Budd, Project Sponsor
John DeBenedetti & Nina Srejovic, Property Owners
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner

Supervisor Elsbernd, District 7
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

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APR 14 2010

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject building is an Edwardian Period, Classically-detailed, two-story-with-attic, single-family building constructed in 1904. The property is not listed on the any historic resource surveys or listed on any local, state or national registries. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category B property requiring further consultation and review. As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 36 Woodland Avenue property appears eligible for listing on the California Register as a contributing building within a potential historic district eligible under Criterion 1 (Event) and 3 (Architecture). The building retains sufficient historic integrity to convey its significance as representing the initial period of development in the area.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. It was determined that the proposed project would not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project elements.

- The project would retain the single-family use of the property and would require minimal change to distinctive materials, features, spaces, or spatial relationships of the subject building or to the overall character of the historic district.
- Most aspects of the historic character of the building would be retained and preserved. The historic roofline would be altered by the addition; however, the dormers have been designed in a manner that respects the scale and proportions of the historic building and the main body of the addition would be set back significantly from the front façade so that the building's form would be essentially retained as viewed from the street in context with the district. No distinctive materials, architectural elements, or spaces that characterize the property would be removed.
- The proposed project would not introduce any features that create a false sense of historical development. The proposed addition would be designed in a manner that clearly differentiates the new work from the historic building, using modern windows, and minimally detailed architectural features.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.
- The alterations to the historic roof form would not destroy historic materials, features, and spatial relationships that characterize the property. The dormers have been designed in a manner that respects the scale and proportions of the historic building and the main body of the addition

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, February 11, 2010.

would be set back significantly from the front façade so that the building's form would be essentially retained as viewed from the street in context with the district. Lastly, the proposed alterations at the rear of the building would not cause the removal of distinctive materials or features that characterize the property. They would occur at the more informal, utilitarian façade which is not visible from the public-right-of-way.

- Although unlikely to occur, the building could feasibly be restored to its historic form by removing the additions and repairing the asphalt-shingle roof.

The proposed project would involve the addition of approximately 891 square feet to the existing 3,151-square-foot building for a total new area of 4,042 square feet. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides for additions to existing structures provided that the addition would not result more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would make alterations to an existing structure and add approximately 891 square feet to a 3,151-square-foot residential building. The proposed project therefore meets the criteria of Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 36 Woodland Avenue
Block/Lot: 2630/033
Case No.: 2009.0814E
Date of Review: February 11, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposal involves construction of wall dormers at the north and south slopes of the existing hipped roof and construction of a flat-roofed one-story addition directly behind the new dormers. The dormers will be set back approximately 13 feet from the front building wall and the flat-roofed addition will be set back approximately 20 feet from the front building wall. The project will add approximately 316 square feet to the existing 4,260-square-foot building for a total new area of 4,576 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the building (constructed in 1904).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of Woodland Avenue between Parnassus Avenue and the north edge of Sutro Forest in the northeast portion of the Inner Sunset neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District. The immediate blocks contain primarily low-density residential buildings. The subject building is located in an area composed primarily of two-story and three-story structures constructed between 1880-1930, with the majority of buildings on the subject block constructed between 1900-1913. The predominant architectural styles on the block are Edwardian and First Bay Tradition.

Initial development of the area was spurred by the creation of Golden Gate Park and the development of the street car lines at the turn of the 20th century. The neighborhood was nearly fully built out by the 1920s, as is evident in review of the area's building dates. With the opening of the Twin Peaks and Sunset Tunnels in 1918 and 1929, respectively, residential development in the City began to move further west and development of the area slowed. Portions of the neighborhood may qualify for listing on the California Register as a historic district under Criteria 1 and 3 as architecturally representative of this initial development phase. The period of significance for this potential district appears to be 1880-1930,

beginning with the streetcar development and extending through the period at which the neighborhood became fully built out.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1880-1930

The subject property located at 36 Woodland Avenue appears to be a contributor to a potential historic district eligible for listing on the California Register under Criteria 1 and 3 as an area that embodies the distinctive characteristics of the initial development phase in the area. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon supplemental information provided by the property owner and information in the Planning Department records.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Research does not indicate that any significant events that have made a contribution to local history have taken place at the subject property that would qualify the building for listing on the Register as an individual resource. However the building appears to be in an area significant for relating to the area's early phase of commercial and residential development, as described above. The subject building was constructed during this initial period of development and appears to contribute to the potential district.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

Research does not indicate that any of the owners or others associated with the building was an historically important person.

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

36 Woodland Avenue is an Edwardian Period, Classically-detailed, single-family house, clad in clapboard and rustic siding and capped with a hipped roof. The house was built in 1904 and designed by the Terrill Brothers, who were local contractors. The building displays typical architectural features of the style and period associated with the first wave of development in the neighborhood, including rustic wood cladding, entry porch, decorative trimwork, wood-framed

window sashes, and Classical ornamentation. The building is representative of the many builder-designed residential buildings constructed in the San Francisco during the early 20th century, which borrowed from historic styles and resulted in eclectic building forms. As such, the subject property does not appear eligible for listing in the California Register as an individual resource under Criterion 3; however, the building does appear to be eligible for listing as a contributor to a potential historic district for embodying the characteristics of the initial period of development in the area dating (1880-1930).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The building has undergone minor alterations, including the installation of a garage at the basement level and replacement of the front stairs, which do not significantly affect its historical integrity.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

-
4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

The Department finds that the project will not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The project will retain the single-family use of the property and will require minimal change to distinctive materials, features, spaces, or spatial relationships of the subject building or to the overall character of the historic district.
- Most aspects of the historic character of the building will be retained and preserved. The historic roofline will be altered by the addition; however, the dormers have been designed in a manner that respects the scale and proportions of the historic building and the main body of the addition will be set back significantly from the front façade so that the building's form will be essentially retained as viewed from the street in context with the district. No distinctive materials, architectural elements, or spaces that characterize the property will be removed.
- The proposed project would not introduce any features that create a false sense of historical development. The proposed addition would be designed in a manner that clearly differentiates the new work from the historic building, using modern windows, and minimally detailed architectural features.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.
- The alterations to the historic roof form will not destroy historic materials, features, and spatial relationships that characterize the property. The dormers have been designed in a manner that respects the scale and proportions of the historic building and the main body of the addition will be set back significantly from the front façade so that the building's form will be essentially retained as viewed from the street in context with the district. Lastly, the proposed alterations at the rear of the building would not cause the removal of distinctive materials or features that characterize the property as they would occur at the more informal, utilitarian façade which is not visible from the public-right-of-way.
- Although unlikely to occur, the building could feasibly be restored to its historic form by removing the additions and repairing the asphalt-shingle roof.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of the building are generally: the building massing and scale, the hipped roof form, the architectural features and fenestration pattern of the front façade, and the wood cladding.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Vertical additions are a common alterations found both on the subject street and in the surrounding area. Therefore, the proposed work will have no significant impact to the character of the identified historic district as the design of the addition will be compatible with the existing architecture in the vicinity.

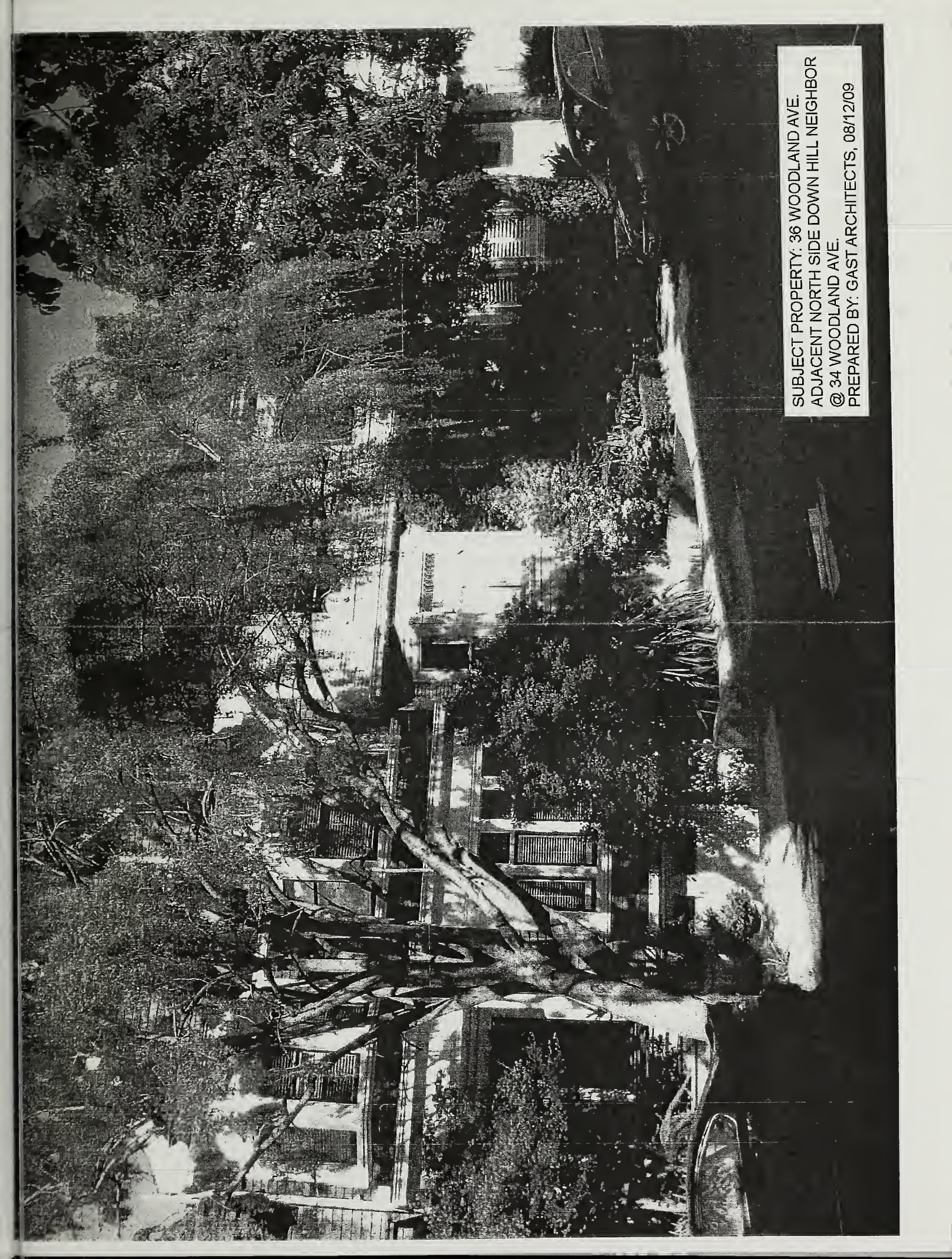
PRESERVATION COORDINATOR REVIEW

Signature: *Tina Tam*
Tina Tam, Preservation Coordinator

Date: 1-24-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2009.0814E_36 Woodland Ave.doc

A black and white photograph of a large, multi-story house with a prominent tree in the foreground. The house has a complex roofline with multiple gables and dormers. The tree in the foreground is large and leafy, partially obscuring the view of the house. The house appears to be made of brick or stone. The overall scene is a residential property with a large tree and a multi-story house.

SUBJECT PROPERTY: 36 WOODLAND AVE.
ADJACENT NORTH SIDE DOWN HILL NEIGHBOR
@ 34 WOODLAND AVE.
PREPARED BY: GAST ARCHITECTS, 08/12/09



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.0443E
Project Title: 1269 Lombard Street
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0501/023
Lot Size: 2,812.5 square feet
Project Sponsor: M. Brett Gladstone, Gladstone & Associates
(415) 434-9500
Staff Contact: Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
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CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

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MAR 29 2010

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PROJECT DESCRIPTION:

The proposed project involves demolition of the existing single-family, two-story, 21-foot-tall, 975-square-foot house and construction of two new single-family residential buildings, located at the front and rear of the lot. The front building would be a four-story, 36-foot-tall, 3,133-square-foot house and the rear building would be a three-story, 30-foot-tall, 1,882-square-foot house. The two buildings would be separated by a mid-lot, 25-foot-deep courtyard. The buildings would share a street entrance, an entry (See next page.)

EXEMPT STATUS:

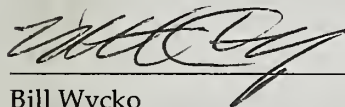
Categorical Exemption, Classes 1 and 3 (State CEQA Guidelines Sections 15301(l)(1) and 15303(a)).

REMARKS:

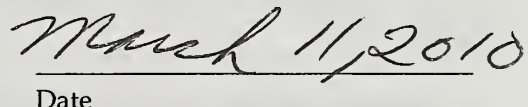
(See next page.)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.



Bill Wycko
Environmental Review Officer



Date

cc: Redwood Investors VIII, Owners
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner
Supervisor Alioto-Pier, District 2

Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

stair, and a three-car garage located at the ground level of the front building. The front building would be accessed by an entrance at the third floor level of the shared stair and the rear building would be accessed by a path leading from the shared stair and through the mid-lot courtyard. The property currently contains no parking. The project would provide three parking spaces in the ground-floor garage (one independent space and two tandem spaces accessed by a car lift). The project site is located on a block bounded by Polk, Greenwich, Larkin, and Lombard Streets in the Russian Hill neighborhood.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not a historical resource. The subject property contains a single-family, two-story house constructed in 1876. The subject property was evaluated by the Junior League of San Francisco in 1976 and was noted as extensively altered. The property is not included in any other historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 1269 Lombard Street property does not appear to be eligible for listing on the California Register. Although the subject building is located within an area that is potentially eligible for listing on the California Register under Criterion 1 (Event) and Criterion 3 (Architecture) as a historic district, the building does not retain sufficient historic integrity of design, workmanship, setting, feeling, or materials to convey its association with the district. Therefore, the building does not contribute to the historic significance of the district and cannot be considered a historic resource.

Since the Planning Department determined that the property is not a historic resource, it was not necessary to assess project impacts to the existing building located at 1269 Lombard Street. The Planning Department did, however, assess whether the proposed project design would materially impair adjacent historic resources, including those associated with the surrounding potential historic district. It was determined that the proposed project would not cause a substantial adverse change to adjacent resources such that the significance of the adjacent buildings or surrounding historic district would be materially impaired. The design of the new construction would be compatible with the architectural character of both the larger and smaller potential districts, thereby preserving the setting and feeling of these resources. Specifically, the project design is compatible with the character of the neighborhood for the following reasons:

- The proposed site plan, with separate front and rear buildings divided by a mid-lot courtyard, would match the established block pattern and preserve a character-defining feature of the district. The front building wall would be built flush with the front property line, similar to the

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, December 11, 2009.

placement of most buildings along the street, and the rear building wall would closely align with the front facades of the rear cottages located to the east of the property.

- The height and massing of both of the proposed buildings would be similar to those of the corresponding front- and rear-lot buildings on the block. Both buildings would have flat roofs, in keeping with the predominant roof form in the district, and simple, rectangular massing.
- The architectural style of both the front and rear buildings would be a contemporary Shingle style that uses wood shingle cladding, wood-framed windows, moderately proportioned glazing, restrained ornamentation, and traditional features such as a cornice and projecting bay to relate to the vocabulary of the surrounding historic buildings.
- The contemporary design of the new construction would be easily distinguished from the historic buildings in the area so as not to create a false sense of history.
- Finally, the new construction would replace the existing retaining walls at the front of the site, which detract from the character of the district.

The proposed project would demolish an existing single-family, two-story, 21-foot-tall, 975-square-foot house and construct two new single-family residential buildings. The front building would be a four-story, 36-foot-tall, 3,133-square-foot house and the rear building would be a three-story, 30-foot-tall, 1,882-square-foot house. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides for demolition and removal of a single-family residence. The proposed project would demolish one single-family residence, and, therefore, meets the criteria of Class 1. CEQA State Guidelines Section 15303(a), or Class 3, provides for the construction of up to three single-family residences in a residential zone in urbanized areas. The proposed project would construct two new single-family residences in an area zoned for residential use within the City of San Francisco. The proposed project, therefore, also meets the criteria of Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Sections 15301(l)(1) and 15303(a), or Classes 1 and 3, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1269 Lombard Street
Block/Lot: 0501/023
Case No.: 2009.0443EV
Date of Review: December 11, 2009
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project involves demolition of the existing single-family, two-story, 21'-1"-tall, 975-sf house and construction of two new residential buildings, located at the front and rear of the lot. The front building would be a single-family, four-story, 36'-3"-tall 3,133-sf house and the rear building would be a single-family, three-story, 30'-2"-tall, 1,882-sf house. The two buildings would be separated by a mid-lot 25'-deep courtyard. Please see plans dated November 2, 2009 for details.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property was evaluated by the Junior League of San Francisco in 1976 and was noted as extensively altered. The property is not included in any other historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located on the south side of Lombard Street between Polk and Larkin Streets in a portion of the Russian Hill neighborhood referred to as the West Slope in William Kostura's *Russian Hill the Summit*.¹ The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The building is located on a block that was largely spared from the destruction of the 1906 Earthquake and Fire, resulting in a collection of buildings dating from the mid-19th century through the present. In general, the West Slope of Russian Hill is composed of a mixture of single and multi-family residences dating predominantly from the post-1906 period. 1269 Lombard is similar in age to the oldest buildings in the area. A substantial number of parcels in the area have both front and rear buildings with mid-block courtyards.

Architectural historian, William Kostura, has identified the West Slope of Russian Hill as a potential

¹ Kostura, William. *Russian Hill the Summit; 1853-1906*. Aerie Publications: San Francisco, 1997.

historic district containing 28 properties. The boundaries of this potential district are the two blocks that are bounded by Chestnut Street, Polk Street, Greenwich Street, and Larkin Street. Along the subject block of Lombard Street, Kostura has identified five properties that contribute to this district (1215, 1257- 1261, 1263-67, 1271-75, and 1299 Lombard Street). The subject property, 1269 Lombard Street, does not contribute to this district due to its lack of historical integrity (see discussion under Section 2). The district appears to be significant as a collection of pre- and post-1906 residential architecture containing a wide yet cohesive range of turn-of-the-century styles (Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle, and Spanish Revival) with "fine detailing and traditional compositions." The district is also noted for the theme of Shingle-style houses and flats and the addition of shingles to 19th century houses. The period of significance is identified as 1876-1928, a period representing the changing aesthetics in residential architecture of this portion of Russian Hill at the turn-of-the-century.² This larger district may also contain a smaller historic district composed of properties designed by prominent San Francisco architects (1263-67, 1257-61, and 1239-41 Lombard Street). This potential district is immediately adjacent to the subject property to the east, but does not include 1269 Lombard Street.³

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1876-1928

The subject building located at 1269 Lombard Street appears to be located within an area that is eligible for listing on the California Register under Criterion 1 (Event) and Criterion 3 (Architecture). Although 1269 Lombard Street was built within the period of significance (1876) for the potential historic district, it no longer retains historical integrity from the period (see discussion under Section 2). Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resources Evaluation (HRE) report, dated September 11, 2009, provided by Frederic Knapp Architect (attached). Staff concurs fully with the findings of the Knapp report.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Due to the subject building's construction date and role in the development of Russian Hill, the

² Ibid.

³ Knapp, Frederic and Melissa Bleier. *Historic Resource Evaluation Report: 1269 Lombard Street*. Knapp Architects. San Francisco: September 11, 2009 (p. 7-10).

building would contribute to a historic district significant for its association with pre- and post-1906 development in this area of Russian Hill if it retained historic integrity. The house is one of the oldest surviving structures on the block and pre-dates the 1906 Earthquake and Fire.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building has no known associations with significant persons in our local, regional or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Due to the subject building's construction date and original form, the building would contribute to a historic district significant for embodying the distinctive characteristics of pre-1906 architecture in San Francisco if it retained historic integrity. The building's small scale, mid-lot placement, and shingle-clad, classically-detailed façade identify it with the early phase of development within the area.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

While the building and site are structurally stable, the building is overall in poor condition and retains little historic integrity.⁴ The building has remained in a state of disrepair and suspended construction since the late 1990s when a large portion of the lot was excavated and shored with concrete retaining walls. At this time portions of the lower floor were also demolished, including the entry stairs.⁵ The building was probably originally clad in horizontal wood cladding and is now clad in wood shingles. An addition was constructed at the front of the house in 1980, changing the location of the original entry altering the "L" shaped plan to a rectangular plan. The hillside setting of the building has been radically altered by the 1990s excavation of the site. The interior appears to

⁴ Urrutia, Albert. *Soundness Report for: Existing Building at 1269 Lombard Street San Francisco, California*. Santos & Urrutia, Inc.: San Francisco, 2009.

⁵ Refer to the Historic Resource Evaluation Report prepared by Frederic Knapp Architect and dated September 11, 2009 for further information regarding the condition of the site (p. 14-15).

consist of a modern wood floor, gypsum board walls, a new ceiling (1975), and new stairs (1980). While portions of the structure appear to date from the original construction and the building's location and association with the adjacent pre- and post-1906 buildings are intact, the building no longer retains sufficient integrity of design, workmanship, setting, feeling, or materials to convey its historical significance. Furthermore, there does not appear to be sufficient documentary evidence to support restoration of the building.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project would not have an adverse effect on off-site historical resources. Because the existing building no longer retains sufficient historical integrity to convey its significance and association with the surrounding pre- and post- 1906 buildings, its proposed demolition would not have an adverse effect on the surrounding potential district. Furthermore, the proposed new construction would not have an adverse effect on either the surrounding district or adjacent resources, such as the smaller potential historic district and individual resources identified in the HRE report.⁶ The design of the new construction would be compatible with the architectural character of both the larger and smaller potential districts, thereby preserving the setting and feeling of these resources. Specifically, the project design is compatible with the character of the neighborhood for the following reasons:

⁶ Knapp, Frederic and Melissa Bleier. *Historic Resource Evaluation Report: 1269 Lombard Street*. Knapp Architects. San Francisco: September 11, 2009 (p. 7-10).

- The proposed site plan, with separate front and rear buildings divided by a mid-lot courtyard, would match the established block pattern and preserve a character-defining feature of the district. The front building wall would be built flush with the front property line, similar to the placement of most buildings along the street, and the rear building wall would closely align with the front facades of the rear cottages located to the east of the property.
- The height and massing of both of the proposed buildings would be similar to those of the corresponding front- and rear-lot buildings on the block. Both buildings would have flat roofs, in keeping with the predominant roof form in the district, and simple, rectangular massing.
- The architectural style of both the front and rear buildings would be a contemporary Shingle style that uses wood shingle cladding, wood-framed windows, moderately proportioned glazing, restrained ornamentation, and traditional features such as a cornice and projecting bay to relate to the vocabulary of the surrounding historic buildings.
- The contemporary design of the new construction would be easily distinguished from the historic buildings in the area so as not to create a false sense of history.
- Finally, the new construction would replace the existing retaining walls at the front of the site, which detract from the character of the district.

PRESERVATION COORDINATOR REVIEW

Signature: *Sma 2*
Tina Tam, *Preservation Coordinator*

Date: 1-8-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Frederic Knapp Architect and dated September 11, 2009.

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2009.0443E_1269 Lombard.doc

1000

1000

RESIDENTIAL DEVELOPMENT
1269 Lombard Street

November 2, 2009

Current Condition





SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

RECEIVED

NOV 19 2009

Environmental Evaluation Application
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sf.gov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

11/18/09

(For Staff Use Only) Case No.

2009.109650

Address:

545-1547 CLEMENT ST.

Block/Lot:

1448 / 38

GOVERNMENT
DOCUMENTS DEPT

MAR 16 2010

SAN FRANCISCO
PUBLIC LIBRARY

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner ANNE BONG Telephone No. 415-812-6383
 Address 101 PALM AVE Fax No. _____
MILLBRAE, CA 94030 Email anne.bong@yahoo.com
 Project Contact CARSON YU Telephone No. 415-595-8278
 Company ENGINEERING N DESIGN Fax No. 415-731-1540
 Address P.O. BOX 320175 Email iy8278@yahoo.com
SAN FRANCISCO, CA. 94132

Site Information

Site Address(es): 1545-1547 CLEMENT STREET
 Nearest Cross Street(s) _____
 Block(s)/Lot(s) 1448 / 38 Zoning District(s) NC-1
 Site Square Footage 25' X 75' = 1875 SQFT Height/Bulk District 40 X
 Present or previous site use _____
 Community Plan Area (if any) Z COMMERCIAL STORE - ONE STORY BLDG

Project Description - please check all that apply

- ☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use KEEP EXISTING Z COMMERCIAL AND ADD Z RESIDENCES

Narrative project description. Please summarize and describe the purpose of the project.

HORIZONTAL AND VERTICAL ADDITION WITH TWO
 FAMILY RESIDENCES TO THE EXISTING ONE STORY
 COMMERCIAL BUILDING WITH ADDITIONAL NEW
 FLOOR AREA :

NEW: 2ND FLOOR = 1106 SQFT
 3RD FLOOR = 981 SQFT

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. VARIANCES FOR ADDING TWO RESIDENTIAL UNIT WITHOUT PARKING OFF STREET	☒	☐	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	2/FL 1,106 3/FL 981	2,087
Retail	1,875	1,294		
Office				
Industrial				
Parking	0	0	0	0
Other (specify use)				
Total GSF	1,875	1,294	2,087	3,381
Dwelling units	0	0	2	2
Hotel rooms	N/A	N/A	N/A	N/A
Parking spaces	0	0	0	0
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	ONE	ONE	ONE	ONE
Height of building(s)	18 FT ±	18 FT ±	33 FT ±	33 FT ±
Number of stories	ONE	ONE	3	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

**SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW**

CLASS 1 (e)

[Signature] 3/12/10



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1545-1547 Clement Street
Block/Lot: 1448/038
Case No.: 2009.1096E
Date of Review: February 24, 2010
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project involves constructing a two-story vertical addition, side horizontal addition and adding two residential units to an existing one-story commercial structure. The proposed second story would be setback 10' from the front façade and the proposed 3rd story would be set back 15' from the front façade.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property was constructed in 1913 for Charles E Penez by the contractor W. H. Daniel. The architect is unknown. The building's recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the western edge of the City's Inner Richmond District on the south side of Clement Street between 16th and 17th Avenues. Although the structure is within the Inner Richmond Neighborhood, it is not included within the boundaries of the Inner Richmond Survey area. The immediate surroundings are comprised of two- to three-story single-family homes, apartment buildings, or residential-over-commercial buildings. The majority of the surrounding buildings were constructed between 1900 and 1930 and are clad in stucco and/or brick. There appears to be a potential district along 17th and 16th Avenues; a grouping of single-family homes all built between 1900 and 1913 and rendered in period revival styles. Their significance lies in their uniformity in style, massing and residential character; as a single-story commercial building, the subject building does not appear to be associated with those structures.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine

www.sfplanning.org

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject building is a one-story commercial structure done in the Spanish Eclectic-style. The structure has a rectangular plan, a concrete foundation and a flat roof with a shaped parapet. The stucco-clad façade features a clay-tiled pent roof with small brackets and a curved detail at the corners. Two mirror image storefronts span the façade underneath the pent roof. The central entrance contains two identical wood, glazed doors corresponding to each storefront and a tile-clad landing. Large angled storefront windows flank the entrance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 1. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible under Criterion 2 (Persons). City Directories and the San Francisco Biographical File were consulted, and none of the persons associated with the subject property would be considered significant persons pursuant to the California Register or National Register criteria.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible under Criterion 3 (Architecture). The subject building is a modest one-story commercial space. It does not embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master. While it has some attractive detailing it does not possess high artistic values.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

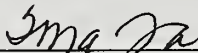
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that would be affected by the proposed project.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, *Preservation Coordinator*

Date: 3-10-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

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Figure 3. View south toward the façade (Carey & Co., October 12, 2009).

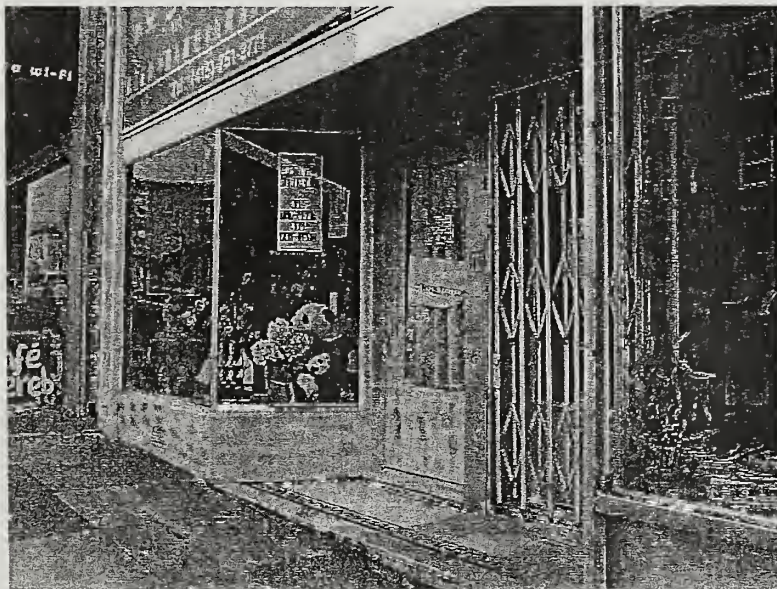


Figure 4. View south toward the eastern storefront (Carey & Co., October 12, 2009).



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0726E
Project Address: 141-149 Albion Street
Zoning: RM-2 (Residential Mixed, Moderate Density) District
45-X Height and Bulk District
Mission Alcoholic Beverage Special Use Subdistrict
Block/Lot: Block 3568; Lot 068
Lot Size: 7,196 square feet
Project Sponsor: Sarina Bowen, Kennerly Architecture & Planning – 415 285-2880,
representing Eric Rice – 415 606-3742
Staff Contact: Jeremy D. Battis – 415 575-9022
jeremy.battis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project would demolish an approximately 1,200-square foot (sq ft), one-story auxiliary storage building constructed prior to 1950, and would construct a new 8,700-square foot, four-story, 40-foot-high, four-unit residential building with two off-street parking spaces within the southern 30 feet of a 60-foot-wide parcel. The proposed building would have one 3-bedroom unit and three 2-bedroom units. The northern 30 feet of the 60-foot-wide lot has an existing approximately 8,800-sq ft two-unit building constructed circa 1907 with five off-street parking spaces that would remain on the project site. The project site is within the block bounded by 16th Street to the north, Valencia Street to the east, 17th Street to the south, and Guerrero Street to the west in the Mission District neighborhood.

EXEMPT STATUS:

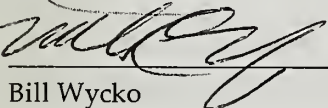
Categorical Exemption, Class 1 and Class 3 [State CEQA Guidelines, Sections 15301(l)(4) and 15303(b)]

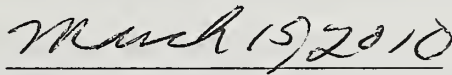
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

GOVERNMENT
DOCUMENTS DEPT

cc: Sarina Bowen, Project Sponsor
J. Banales & B. Bollinger, Planning Dept.
Chris Daly, Supervisor, District 6

Exemption/Exclusion File
Bulletin Board/M.D.F.

MAR 19 2010

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first had to determine whether the two existing structures on the subject parcel are historic resources as defined by CEQA (see attached Historic Resource Evaluation Response (HRE) memorandum).¹ The structures include an auxiliary building, proposed for demolition, and an existing two-story, two-family home with a wood clad front façade and gabled roof constructed circa 1907 ("primary building"), which would not be altered.

The architectural preservation firm of Page & Turnbull, Inc. was commissioned to prepare a Historic Resource Evaluation (HRE) report for the project. The HRE report's findings and conclusions were reviewed and considered by the Department prior to the HRE memo being issued for the proposed project.²

The primary building, whose front façade features a prominent angled bay window at the second story, is listed on the Department's 1976 Architectural Survey. The auxiliary structure is one-story clad in plywood and wood shingles with a flat roof constructed before 1950; its windows have been covered in plywood. Upon review of the historical documentation within the HRE report, the Department concurs that the primary building on the subject parcel appears eligible for inclusion within the National and California Registers of Historical Resources (NRHR and CRHR), individually and as a contributor to a California Register-eligible historic district. The Department also concurs with the HRE report finding that the auxiliary structure on the subject property is not eligible for inclusion on the California Register, either individually or as a contributor to a potential district, because it possesses none of the four criteria of significance that would make it eligible for inclusion on the CRHR. The Department has thus determined that the existing auxiliary building is not a historic resource and therefore, its demolition would not result in a significant impact to a historic resource.

The primary building on the subject parcel appears eligible for inclusion on the National and California Registers as an individual resource based on Criterion 1, Association with Historic Events. The primary building served as a meeting hall for labor and left-leaning groups in the first part of the 20th century, including the Albion Hall Group. The Department has also determined that the primary building, although architecturally distinctive, does not appear individually eligible for the California Register under Criterion 3, Architecture.

The project site is located within the Inner Mission North survey area, a California Register-eligible historic district. Initial findings of that survey identify the primary building as a contributor to the eligible historic district, a collection of properties that embody the distinctive characteristics of the reconstruction period that followed the 1906 Great Fire and earthquake and lasted until 1913. The primary building on the subject property is a contributor to the potential district because it was constructed within the period of significance of the potential district in a manner (wood-frame construction) and architectural style consistent with the district.

Having established that the primary building is a historic resource under CEQA, both individually and as a contributor to a potential district, the Department then evaluated whether the proposed new

¹ Memorandum from Pilar LaValley, Preservation Technical Specialist, to Jeremy Battis, *Historic Resource Evaluation Response for 141-149 Albion Street*, November 29, 2009. This document is available for review at 1650 Mission Street, Fourth Floor, San Francisco, CA, as part of Case File No. 2008.0726E.

² *Historic Resource Evaluation for 141-149 Albion Street*, San Francisco, CA. Prepared by Page & Turnbull, Inc., June 5, 2009. This document is available for review at 1650 Mission Street, Fourth Floor, San Francisco, CA, as part of Case File No. 2008.0726E.

construction of a four-unit multifamily building within the same parcel and to the south of the primary building would result in a significant effect to either the primary building or the district.

No historic materials or features of the primary building would be removed or altered in the course of proposed new building construction. The proposed building would be physically separated from the existing primary building by a 5-foot-wide setback at the upper floors and at the ground-floor level, a 10-foot-wide setback in the form of driveway. The physical separation would maintain the existing historic building as a free-standing structure separate from the new proposed building to be sited on the southern portion of the lot. As there has been a history of previous buildings at this location, the new construction would not impact spaces or spatial relationships that characterize the property. Additionally, the proposed new building would not affect existing distinctive features, finishes, or construction techniques, and would be compatible in massing, size, and scale with the historic primary building. Therefore, the proposed new building would not adversely impact the existing historic building.

At four stories and approximately 36 feet in height, the massing and height of the new building is generally consistent with the surrounding properties, including the primary building on the parcel. The proposed new building would be compatible with the potential district because the proposed new building would appropriately reference architectural details found in the surrounding potential district while clearly differentiating those elements via a contemporary interpretation. The proposed new building would not physically impact or materially alter the historic primary building or any other historic buildings on the surrounding block included in the potential Mission Reconstruction Historic District. Therefore, the proposed new construction would not adversely impact any nearby historic resources, either individually or cumulatively.

Given that the proposed project has been found to have no significant impact on a historic resource, the Department concurs with the HRE finding that the proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As discussed below, the proposed project meets the criteria for exemption from environmental review under Class 1 and Class 3.

CONCLUSION

CEQA State Guidelines Section 15301(l)(4) or Class 1, provides an exemption for the demolition of a garage or other accessory or appurtenant structure. The proposed project would entail demolition of a 1,200-sq ft storage shed. Therefore, the proposed demolition is exempt from environmental review under Class 1.

The proposed project would also involve the construction of four dwelling units within a new multifamily residential building, which would total approximately 8,800 sq ft. CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of up to six dwelling units in urbanized areas. Therefore, the proposed construction is appropriately exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. Excavation to a depth of less than three feet would occur with the proposed project, which would not result in the disturbance of any CEQA-significant archeological

resources that may be present at the site. Therefore, the project would not result in a significant impact.³ There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For all the above reasons, the proposed project is appropriately exempt from environmental review.

³ MEA *Preliminary Archeological Review: Checklist* for 149 Albion Street by Randall Dean and Don Lewis, November 6, 2008. This document is available for review at 1650 Mission Street, Fourth Floor, San Francisco, CA, as part of Case File No. 2008.0726E.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: 141-149 Albion Street
Block/Lot: 3568/068
Case No.: 2008.0726E
Date of Review: November 19, 2009
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

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Information:
415.558.6377

PROPOSED PROJECT



Demolition



Alteration

PROJECT DESCRIPTION

The proposed project would demolish on one-story auxiliary storage building constructed circa 1950, and would construct a new four-story, 40-foot-high, four-unit residential building with two off-street parking spaces. The proposed work would occur on the southern 30 feet of the 60-foot-wide lot; an existing two-unit residential building occupies the northern 30 feet of the lot. The subject property contains a primary building, which consists of a two-story, wood-frame, residential building (formerly known as Tivoli Hall, Albion Hall, and Equality Hall) constructed circa 1907, and an auxiliary structure, which consists of a one-story, wood-frame building constructed circa 1950. The proposed project is depicted in architectural plans, dated 10/8/09, prepared by Kennerly Architecture & Planning.

PRE-EXISTING HISTORIC RATING / SURVEY

Page & Turnbull, Inc. prepared a Historic Resource Evaluation report (June 5, 2009-Page & Turnbull report) for the project. The Page & Turnbull report states that the primary building on the parcel was constructed circa 1907 with the auxiliary structure being constructed sometime prior to 1950, although no building permit documents have been located. The primary building was included in the 1976 Department of Community Planning Architectural Quality Survey (1976 DCP Survey), which was a citywide "reconnaissance" survey that identified approximately 10 percent of the City's architecture. Initial results of the Inner Mission North Survey identify the primary building as a contributor to an eligible historic district. Based upon the previous historic survey and inclusion in the on-going Inner Mission North survey, the property is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located mid-block on the east side of Albion Street between 16th and 17th streets in the Mission neighborhood. Surrounding properties contain two- and three-story residential flats constructed between 1906 and the 1960s. Camp Street is located opposite the subject property. Visual continuity on the block is fairly consistent in terms of architectural style and there is a pattern of massing and materials along the immediate block.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1906 - 1913

Notes: Based on the criteria, staff finds that the primary building on the subject parcel appears eligible for inclusion on the National and California Register individually and as a contributor to a California Register-eligible historic district. Further, staff finds that the auxiliary structure on the subject property does not appear eligible for inclusion on the California Register either individually or as a contributor to a potential district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Constructed circa 1907 in the aftermath of the devastating earthquake and fire that destroyed the subject block, the primary building appears to have originally been constructed as a meeting hall. According to the Page & Turnbull report, the primary building, called Equality Hall at the time, was used as the San Francisco headquarters of the Socialist Party from circa 1908 to circa 1912.¹ After the Socialist Party moved, the building, then known as Tivoli Hall, continued to be used for leftist political meetings, including unions, the Community Labor Party, and the Communist Party, as well as for art exhibitions, community meetings, and social gatherings. German immigrants, who compromised a significant portion of the Mission neighborhood's immigrant population in the nineteenth century, began meeting at Tivoli Hall in 1911 and formed an organization called the Arbeiterbildungsverein, or the Workmen's Educational Association.² In 1921, this association purchased the subject property. This association retained ownership of the property until 1965.

In addition to using the primary building for their meetings, the Workmen's Educational Association also providing space for other groups including the Albion Hall Group, which met in the building on Sundays in 1933-1934 where they played a central role in advocating for a strike for better hiring and working conditions for longshoremen.

The resulting 1934 Pacific Coast Strike lasted 83 days and marked a critical labor juncture at the port. It involved 12,000 longshoremen on the Pacific Coast and many other maritime unions, the deployment of the National Guard, and a three-day, 100,000-person general strike in San

¹ Page & Turnbull, Inc., *Albion Hall, 141-145 Albion Street, Historic Resource Evaluation*, June 5, 2009, p. 16.

² *Ibid.*

Francisco. After the general strike, President Theodore Roosevelt intervened and appointed an arbitration board that judged favorable for the longshoremen's unions.³

Staff concurs with the Page & Turnbull report finding that the primary building appears individually eligible for listing in the National and California Registers under Criterion A/1 (Event) for its association with the Albion Hall Group, which was instrumental in organizing the 1934 Pacific Coast Strike. Staff further concurs that the auxiliary building has no association with this significant event and is not eligible under this criterion.

As noted in the Page & Turnbull report,

Kevin Starr writes that the group's publication *The Waterfront Worker* 'played a major role—the major role, in fact—in galvanizing sentiment for the six-hour day at a dollar an hour...the thirty-hour week, and a union-controlled hiring hall.' The group, with Harry Bridges as Leader, met weekly at Albion Hall to discuss militant labor tactics. After the strike, the group remained a militant faction within the I.L.A. [International Longshoremen's Association], but it is not clear whether it continued to meet at Albion Hall. The period of significance associated with the Albion Hall Group is 1933 to 1934, the period in which the group worked to organize the 1934 Strike.⁴

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

In 1975, Olympic decathlete Tom Waddell (1937-1987) purchased the subject property. After a knee injury eliminated his chances for the 1972 Olympics, Waddell, inspired by a bowling tournament for gay men, began organizing an all-gay athletic competition. With Sara Lewinstein and a few others, Waddell founded the Gay Games in 1980, with the first Gay Games taking place in San Francisco in 1982. Since that initial event, the Gay Games have been held in San Francisco in 1986, Vancouver in 1990, New York City in 1994, Amsterdam in 1998, Sydney in 2002, and Chicago in 2006, with the next planned for Cologne in 2010.⁵ Waddell lived in the primary building on the subject property from 1975 to his death in 1987 and did most of the work of organizing the first two Gay Games events from this location.

Staff concurs with the Page & Turnbull report that insufficient time has passed to fully develop and evaluate the historic context of Tom Waddell and LGBTQ history and the Gay Games. Therefore, at this time, the subject property does not appear eligible under Criterion 2 (Person) for its association with Tom Waddell, a founder of the Gay Games.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The primary building is a two-story, wood frame structure clad in flush wood siding on the front (west) façade and Hardi-Plank composite siding on the south elevation, with a gable roof. The front façade features a prominent angled bay window at the center of the second story. Entrances are located at grade with the primary entrance in a shallow vestibule with an arched glazed transom, a

³ Page & Turnbull, p. 17-18.

⁴ Page & Turnbull, p. 27.

⁵ Page & Turnbull, p. 19.

paneled arched soffit, and an oversized keystone. Fenestration consists of double-hung wood sash replacement windows with molded wood trim and decorative sills. Architectural details include a wood water table, an intermediate cornice between the first and second stories, large columns at the corners of the primary façade, and wood ornamentation on a projecting box that frames the angled bay window. Roofline features include decorative moldings, a corbel table, modillions with shaped ends, a projecting cornice topped by clay tiles, and a shaped parapet. A vertical addition with flat roof has been added to the rear portion of the building along with a large opening for side access to a new garage parking area.

The auxiliary structure is one-story clad in plywood on the west façade and wood shingles on the north elevation, and capped by a flat roof. A covered walkway leads from the primary building to the main entrance of the auxiliary structure, which is located on the north elevation. The main entrance consists of paired, fully-glazed wood doors. An enclosed deck connects the auxiliary structure to the south elevation of the primary building. Fenestration has been boarded over.

Staff concurs with the Page & Turnbull report that the primary building, while architecturally distinctive, does not appear individually eligible for the California Register under Criterion 3 (Architecture) as it does not exhibit outstanding characteristics of its type, period, region, or method of construction, or possess artistic value. Nor does it represent the work of a master or possess high artistic value. Further, staff concurs that the auxiliary structure is not individually eligible for listing in the California Register.

The subject property is located within an area identified in the Inner Mission North survey as a California Register-eligible historic district under criterion 3 as a collection of properties that embody the distinctive characteristics of the reconstruction period immediately following the 1906 earthquake and fire. With a period of significance from 1906 to 1913, the potential district is representative of residential and commercial wood-frame construction in period architectural styles constructed in the area of the Mission destroyed by the 1906 earthquake and fire. The primary building on the subject property was constructed within the period of significance of the potential district in a manner (wood-frame construction) and architectural style that is consistent with the district. As such, it would qualify as a contributor to the potential district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject building is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Workmanship: ☒ Retains ☐ Lacks

Notes: Staff concurs with the Page & Turnbull report that the primary building retains integrity to convey its significance.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below) ☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The proposed project is described in architectural plans prepared by Kennerly Architecture & Planning, dated October 8, 2009. The proposed project is for demolition of the existing auxiliary structure and construction of a free-standing, four-story, four-unit residential building. No work is planned at the primary building; this building will not be physically affected by the new construction nor will the proposed project impact the integrity or historic significance of the existing historic building.

The proposed project appears to be in conformance with the *Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards)*. Specifically, the project complies with Standards 2, 5, 9, and 10:

Standard 2: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

No historic materials or features of the primary building will be removed or altered for the project. The new construction will be physically separated from the existing primary building by a 10-foot wide driveway at the ground-floor level and by a 5-foot wide setback at the upper floors. The physical separation maintains the existing building as a free-standing structure separate from the new construction that is proposed on the southern portion of the lot. As there has been a history of

previous buildings on the southern portion of the lot, the new construction will not impact spaces or spatial relationships that characterize the property.

Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed new building will not physically affect the historic primary building. No distinctive features, finishes, or construction techniques will be affected. The proposed project will not impact the integrity of the historic building.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed new construction will not destroy historic materials or features that characterize the primary building. As there have been previous buildings on the southern portion of the lot, the new building will not destroy any historic spatial relationships. At four-stories and approximately 36-feet high at the front lot line, the massing and height of the new building at the street is generally consistent with the surrounding properties, including the primary building on the parcel.

The new building incorporates architectural details, such as the ground floor entrance, projecting bays, and projecting cornice, found throughout the potential district in a contemporary design. Nearly all of the surrounding buildings, including the primary building on the property, include one-to three-story angled or curved bay windows that divide the primary façades into vertical bays. The proposed new building references these vertical bays with vertical muntins, tall fixed and casement windows, and the steel columns supporting the projecting bay window and south corner of the façade. The boxed bay window on the new building reinterprets the bay window in a compatible but clearly differentiated form and echoes the dimensions, framing, and configuration of the boxed bay window of the primary building. The proposed new building incorporates a projecting shade trellis that references, in a contemporary manner, the projecting and denticulated cornice of the primary building and surrounding properties. Overall, the new construction is clearly differentiated from the adjacent historic building but is compatible in massing, size, scale, and application of architectural features in a manner that is in conformance with Standard 9.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new building will not physically affect the historic primary building or any other historic buildings on the surrounding block included in the potential Mission Reconstruction District. The form and integrity of the potential historic district and primary building on the subject property would be maintained, as the proposed project does not affect any contributing resources or features of existing buildings and sensitively addresses the form, massing, and scale of the area. If removed in the future, the new building would not impact surrounding historic properties.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project

to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: Not applicable.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject property is located within the boundaries of the Mission Reconstruction District, which is potentially eligible for listing in the California Register. The potential historic district is locally significant under criterion C/3 as an intact grouping of buildings constructed between pre-1906 and 1913 that represent survivors and reconstruction after the 1906 earthquake and fire. As the subject property is located within the boundaries of this potential district, the proposed new construction has the potential to have an indirect impact to historical resources.

The new building incorporates architectural details, such as the ground floor entrance, projecting bays, and projecting cornice, found throughout the potential district in a contemporary design. The proposed new building references the vertical bays characteristic of surrounding properties with vertical muntins, tall fixed and casement windows, and the steel columns supporting the projecting bay window and south corner of the façade. The boxed bay window on the new building reinterprets the bay window in a compatible but clearly differentiated form. The proposed new building incorporates a projecting shade trellis that references, in a contemporary manner, the projecting and denticulated cornices at surrounding properties. Overall, the new construction is clearly differentiated from the adjacent historic buildings but is compatible in massing, size, scale, and application of architectural features. Therefore, it is anticipated that the proposed new construction will result in no adverse effect to off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: Tina Tam
Tina Tam, Preservation Coordinator

Date: 12-10-09

cc: Linda Avery, Commission Secretary, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File

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Subject
Building

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 145 Albion Street

P1. Other Identifier: California State Automobile Association

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North, CA

Date: 1995

*c. Address: 145 Albion Street

City: San Francisco

Zip: 94110

d. UTM: Zone: 10

mE/

mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3568 068

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

145 Albion Street is 1 of 2 buildings located on a 60' x 120' rectangular lot on the east side of Albion Street between 16th and 17th streets. The building is rectangular in plan, clad in plywood on the west façade and wood shingles on the north façade, and capped by a flat roof. A short covered walkway leads from 141 Albion Street (the other building on the lot) to the main entrance of 145 Albion Street at the west end of the north façade; this walkway is constructed of wood with flush wood siding and is accessed from the exterior through paired, fully-glazed wood doors on the west side and a door opening in the east side. To the east, an enclosed deck connects 145 Albion Street to the south façade of 141 Albion Street. The primary entrance consists of paired wood doors with multiple lights that have been boarded up. All visible fenestration is boarded up. The foundation is concrete. The building has metal vent pipes. 145 Albion Street appears to be in poor condition.

*P3b. Resource Attributes: (list attributes and codes) HP4. Ancillary Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Photo: (view and date)

View of primary façade from
Albion Street

05/31/2008

*P6. Date Constructed/Age and

Sources: ☒ Historic

Before 1950

Sanborn Maps/Estimate

*P7. Owner and Address:

Eric Rice

141 Albion Street

San Francisco, CA 94110

*P8. Recorded by:

Page & Turnbull, Inc. (CB)

724 Pine Street

San Francisco, CA 94108

*P9. Date Recorded:

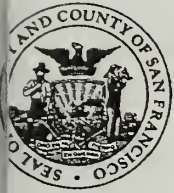
05/15/2009

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☒ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.0154E
Project Title: 101 Cerritos Avenue
Zoning: RH-1(D) (Residential, House, One-Family [Detached]) District
40-X Height and Bulk District
Block/Lot: 6912/001
Lot Size: 6,747 square feet
Project Sponsor: Albert Costa
204 Clinton Park
San Francisco, CA 94103
Staff Contact: Michael E. Smith – (415) 558.6322
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the southwest corner of Cerritos Avenue and Moncada Way in the Ingleside Terraces neighborhood. The 6,747 square foot (sf) property is occupied by a two-story over basement, single-family dwelling that was constructed in 1925. The proposal is to construct a horizontal addition at the rear of the building opposite the Moncada Way frontage. The addition would measure approximately 20'-8" in height above the street and 22'-6" in depth and be set back from the existing front wall at the Cerritos Avenue frontage.

(Continued on following page.)

EXEMPT STATUS:

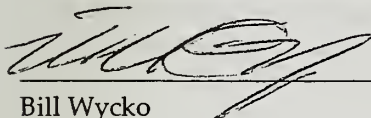
Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

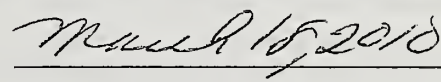
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Albert Costa, Project Sponsor
Brett Bollinger, MEA Division
Thomas Wang, Neighborhood Planning Division
Barry Brown, Property owner

Supervisor Elsbernd
Virna Byrd, M.D.F.
Historic Preservation Distribution List

GOVERNMENT
DOCUMENTS DEPT

MAR 24 2010

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PUBLIC LIBRARY

PROJECT DESCRIPTION (continued):

The project would increase the existing 2,305 sf building by approximately 630 sf for a total building area of approximately 2,935 sf. The building would remain a single-family dwelling.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, as a contributor to what appears to be a potential historic district¹. The existing building on the project site was constructed in 1925, which makes it a "Category B" building pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category B properties are over 50 years of age and require review in order to determine whether they are historic resources. As described in the Historic Resource Evaluation Response (HRER) Memorandum (attached), 101 Cerritos Avenue appears eligible for listing in the California Register as a contributor to a potential historic district under Criterion C (Architecture), as it was constructed by Joseph Leonard, a locally significant developer of housing in the Bay Area who played a major role in the development of the western portion of the city including the area's access to rail transit. The period of significance for the potential district is 1910 – 1930. Mr. Leonard is also credited with the development of the Richmond Heights and Jordan Park neighborhoods of San Francisco.

Ingleside Terraces is Joseph Leonard's most successful attempt at creating a garden park development within San Francisco. Property types in Ingleside Terraces include Craftsman (1912 – 1920s) and Period Revival, Spanish Eclectic, and Mediterranean houses (1920s and 1930s). The buildings vary in size and massing but are a similar scale. Building heights generally range from one-to-two stories with basements. Ingleside Terraces is a neighborhood of approximately 750 homes bordered by Ocean Avenue to the north, Ashton Avenue to the east, Holloway Avenue to the south, and Junipero Serra Boulevard to the west.

101 Cerritos Avenue is a two-story over basement, single-family dwelling constructed in a Colonial Revival style, popular from 1880 to 1955. The building is clad in cement plaster and features a hipped roof, six-over-one double-hung wood windows with decorative storm shutters at the second floor, multi-paned floor-to-ceiling wood casement windows at the first floor, and a centered entry that is accentuated by decorative pediment supported by pilasters.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons²:

¹ Historical Resource Evaluation Response

² Ibid.

- The subject building would remain a single-family dwelling consistent with the existing and historic established neighborhood pattern.
- The proposed project would retain the historic characteristics of the property, including the visible building massing and scale from the public right-of-way, the hipped roof, the fenestration pattern of the street facades, the decorative front entry, and the cement plaster siding. No conjectural features would be added as part of the proposed project.
- Distinctive features, finishes, and construction techniques would not be significantly impacted by the proposed project.
- The proposed horizontal addition would have a hyphenated connection to the historic building and a flat roof to clearly differentiate it as a new and distinct addition.

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the existing building, or 2,500 square feet, whichever is less. The proposed project would meet these criteria by adding approximately 630 square-feet to an existing approximately 2,305 sf building in an area of the City where all public services and facilities are available and which is not environmentally sensitive.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource, but the project would not adversely impact it or any any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 101 Cerritos Avenue
Block/Lot: 6912/001
Case No.: 2009.0154E
Date of Review: November 19, 2009
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a horizontal addition at the rear of the building opposite the Moncada Way frontage. The addition would measure approximately three-stories in height and 22'-6" in depth and be set back from the existing front wall at the Cerritos Avenue frontage.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that the building was constructed in 1925. It is not included on any historic surveys and it is not included on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the building (constructed 1925).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

101 Cerritos Avenue is located on the southwest corner of Cerritos Avenue and Moncada Way in the Ingleside Terraces neighborhood. The property is located within a RH-1(D) Zoning District and a 40-X Height and Bulk District.

The immediate context is large landscaped lots containing detached single-family dwellings that were constructed by Joseph Leonard between 1913 and 1930 as part of the Ingleside Terraces subdivision. Property types in Ingleside Terraces include Craftsman (1912 - 1920s) and Period Revival, Spanish Eclectic, and Mediterranean houses (1920s and 1930s). The buildings vary in size and massing but are a similar scale. Building heights generally range from one-to-two stories with basements. Ingleside Terraces is a neighborhood of approximately 750 homes bordered by Ocean Avenue to the north, Ashton Avenue to the east, Holloway Avenue to the south, and Junipero Serra Boulevard to the west. The neighborhood is not a designated historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1910 – 1930

Notes: 101 Cerritos Avenue is a two-story over basement, wood framed, single-family dwelling that was constructed in 1925 in the Colonial Revival style. The property appears to be eligible for inclusion on the California Register as a contributing building within a potential historic district significant under Criteria C (Architecture). Below is an evaluation of the subject property against the criteria for inclusion on the California Register:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Research for 101 Cerritos Avenue presented in a Historical Resource Evaluation prepared by Albert Costa does not indicate that any significant events have taken place at this location that have made a contribution to local or regional history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Archival data from the City Assessor's and Recorder's Office indicates that the Urban Realty Company sold the building to Clifford Allred, a contractor according to City Directories, in 1925. Mr. Allred owned the house from 1925 – 1949. Leland Gregory was an occupant until 1940. Neither Mr. Allred or Mr. Gregory nor any of the subsequent owners of the building were persons of known historical significance.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

101 Cerritos Avenue is a two-story over basement, single-family dwelling constructed in a Colonial Revival style, popular from 1880 to 1955. The building is clad in cement plaster and features a hipped roof, six-over-one double-hung wood windows with decorative storm shutters at the second floor, multi-paned floor-to-ceiling wood casement windows at the first floor, and a centered entry that is accentuated by decorative pediment supported by pilasters.

The subject building is eligible for inclusion on the California Register under Criteria C as a contributor to a potential historic district that is associated with Joseph Leonard, a locally significant developer. Joseph Leonard was significant developer of housing in the Bay Area and he played a major role in the development of the western portion of the city including the area's access to rail transit. Mr. Leonard is also credited with the development of the Richmond Heights and Jordan Park neighborhoods of San Francisco. Ingleside Terraces is Joseph Leonard's most successful attempt at creating a garden park development within San Francisco.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

An archeological analysis of the site was not performed because the project involves minimal excavation of the site.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: 101 Cerritos Avenue has undergone very little alteration and as a result has excellent historic integrity.

-
3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The property will continue to be used as a single-family residence.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The project would remove a one-story over basement projection from the west side of the building in a location that is considered a secondary facade. Furthermore, the projection to be removed is not character-defining.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed addition will be simple in form and materials and will have a flat roof whereas the historic building has a hipped roof.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The addition is hyphenated to clearly differentiate it from the historic building. The addition is much smaller and shorter than the historic building to respect its scale.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Although unlikely to occur, the historic building form could feasibly be restored by removing the addition.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of the building are generally: the building massing and scale, the hipped roof, the architectural features and fenestration pattern of the street facades, the decorative front entry, and the cement plaster siding.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: Because the addition is located at the secondary elevation and approximately half the width of the historic building it would not impact the scale of the district.

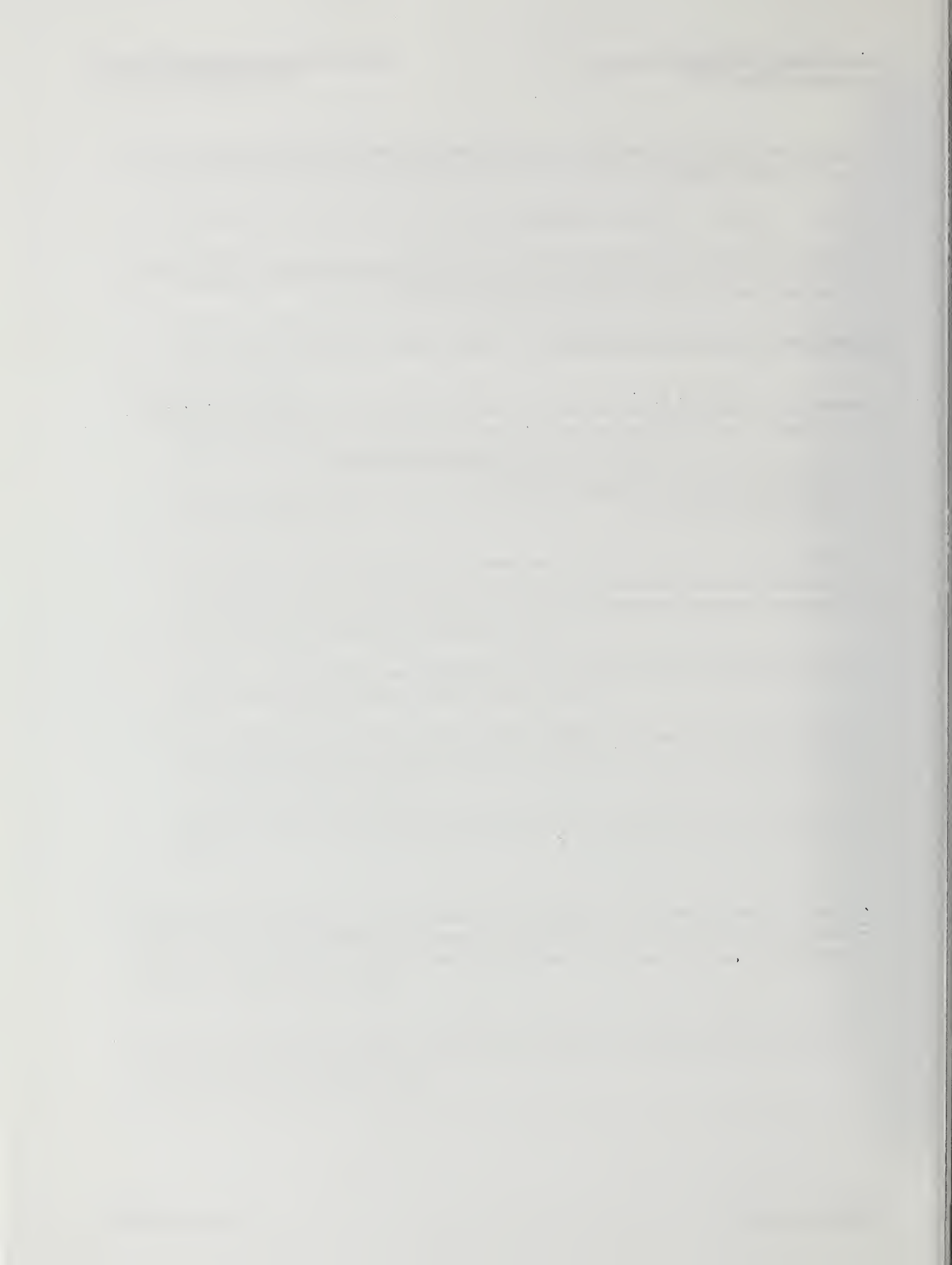
PRESERVATION COORDINATOR REVIEW

Signature: Tina B. Tam
Tina B. Tam, *Preservation Coordinator*

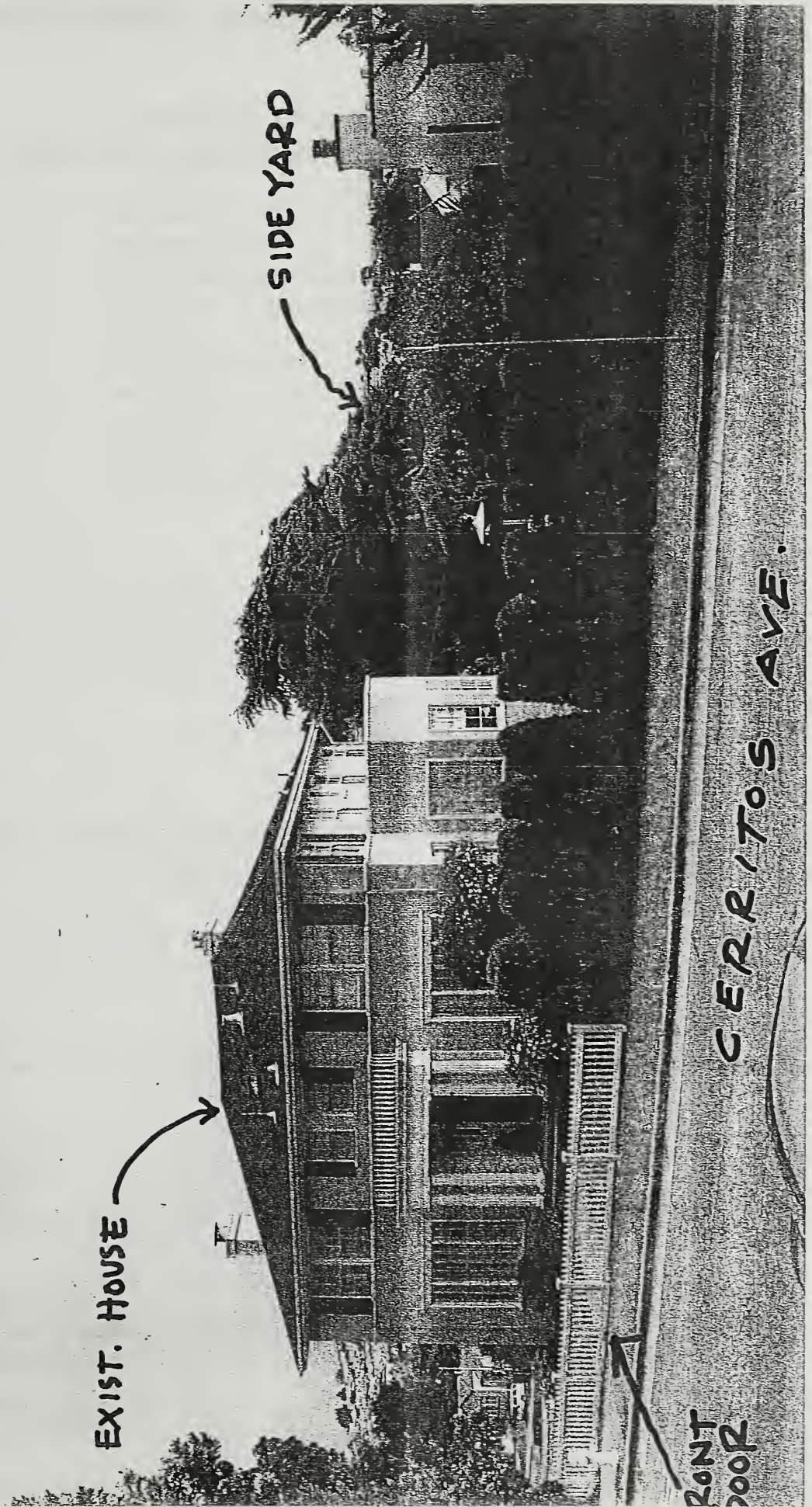
Date: 11-17-09

cc: Linda Avery-Herbert, *Commission Secretary*, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

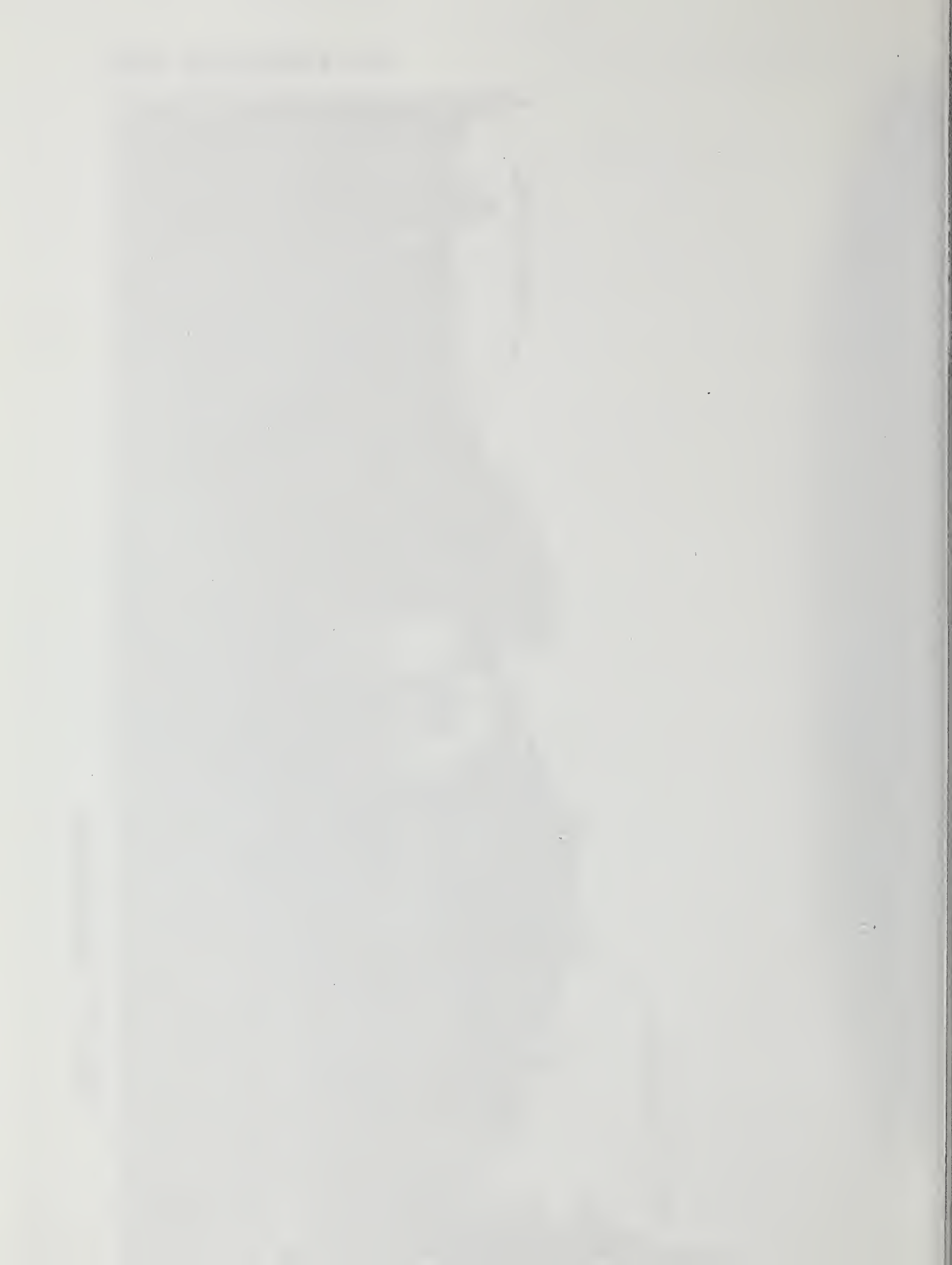
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101 CERRITOS AVE.



FRONT ELEVATION





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2008.0380E
Project Title: 480 Ellis Street
Zoning: RC-4 (Residential-Commercial Combined High Density)
80-T Height and Bulk District
Block/Lot: 0323/015
Lot Size: 18,906 square feet (sf)
Project Sponsor: Jennifer Dolin, Mercy Housing
(415) 355-7114
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the north side of Ellis Street between Leavenworth Street and Jones Street in a high-density, mixed commercial and residential area of San Francisco's Tenderloin neighborhood. The project sponsor proposes to rehabilitate the Arlington Hotel and alter the commercial and residential space. Constructed in 1907, the building is a contributor to the Uptown Tenderloin National Register

[Continued on the next page.]

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EXEMPT STATUS:

MAR 24 2010

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(a)]

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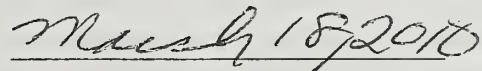
REMARKS:

The Categorical Exemption that was previously issued for this project on November 7, 2008 has been rescinded based on a revised scope of work for the historic lobby and main entry.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Jennifer Dolin, Project Sponsor
A. Light & A. Heitter, Neighborhood Planning Division
T. Frye, Preservation Planner

Supervisor Chris Daly, District 6
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

District and is an historical resource for the purposes of the California Environmental Quality Act (CEQA). The existing four-story-over-basement mixed use building is approximately 55 feet high and 69,813 square feet (sf), which includes 14,241 sf of residential use, 11,432 sf of retail space, and 340 sf of hotel-serving office space. The ground floor contains seven retail spaces. The second, third, and fourth floors contain six common kitchens and 173 congregate bedrooms. Of the 173 congregate bedrooms, 82 are tourist hotel rooms and 91 are residential hotel rooms. The Arlington Hotel currently does not provide off-street parking. The project sponsor, Mercy Housing, proposes to convert the existing tourist and residential hotel into a full residential hotel that provides 149 congregate rooms with bathrooms and kitchenettes. All rooms would be 100% affordable to low-income persons.¹ Interior alterations would occur on all floors, including the historic ground-floor lobby. Exterior alterations would include window and storefront replacement, as well as main entry and fire escape modifications. The proposed retail space would be reduced by approximately 3,000 sf to 8,400 sf to make space for utility rooms and office space. The office use in the building, which is for on-site property management and building service personnel, would not include use by outside organizations. The office space would increase by approximately 240 sf for a total of 580 sf. The resulting structure would be approximately 68,502 sf and would remain approximately 55 feet in height with no additional parking.² Per Section 151 of the *Planning Code*, no off-street parking is required for group housing. Project approvals include a Variance from *Planning Code* Section 135 which requires a minimum amount of usable open space for dwelling units and group housing in Residential, Neighborhood Commercial, Mixed-Use, Commercial, and Industrial districts.

REMARKS:

Historical Resources: In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building at 480 Ellis Street is an historical resource as defined by CEQA. In a revised Historic Resource Evaluation Response memorandum (HRER) dated February 16, 2010 that supersedes the original HRER dated October 20, 2008, the Planning Department determined that the subject property is an historical resource. The February 2010 HRER serves as the source for the following historical resources discussion. The subject property appears to be eligible for listing on the National and California Registers of Historic Places as a contributor to a historic district, specifically the North Uptown Tenderloin National Register District.

The subject building was designed by architect Frank T. Shea and constructed as a 200 room, mid-priced hotel with 89 baths and a dining room in 1907. It is a brick structure with galvanized iron cornice, Renaissance/Baroque ornamentation, and brick arch entrance. The lobby has columns and a beamed ceiling. However, the ground-floor space has been remodeled in part to provide neighborhood-serving retail. Despite these alterations, the subject building retains a high level of historic integrity with respect to location, association, design, workmanship, setting, feeling, and materials.

¹ Memorandum from Tim Frye, Preservation Planner to Brett Bollinger, Major Environmental Analysis. February 16, 2010. A copy of this memorandum is attached.

² Email from Jim Fagler, project architect, to Andrea Contreras, Major Environmental Analysis. July 9, 2008.

The evaluation of properties for potential impacts to an "historical resource" under CEQA is a two-step process. The first step is to determine whether the property is a "historical resource," and the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." Planning Department staff reviewed the proposed modifications to the building at 480 Ellis Street to determine whether the proposed project would materially impair the resource or adversely affect off-site historical resources.

The Planning Department has determined that the proposed project would retain character-defining features of the resource and would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. Proposed exterior alterations include the following: replacement of windows would be in-kind, specifically with double-hung wood windows that closely match all exterior profiles and dimensions of the existing historic wood windows; modification of the character-defining fire escapes to eliminate ladders that extend to the roof level, while all other aspects would be retained and repaired; design of the new storefronts in a manner consistent with existing historic storefront configuration, color, texture, materials, exterior profiles, and dimensions; filling of a secondary entrance along Leavenworth done in a manner that would leave a reveal of several inches so that the entrance, although filled, still reads along the exterior façade; lowering of the sill of the ground-floor window along the Leavenworth elevation to accommodate a new door opening consistent with the character-defining features of the subject building; lowering of the sill of a ground-floor window adjacent to the main entry to match the adjacent historic storefront and glazing; opening a large new ground-floor egress at the rear of the building which would not adversely impact any character-defining features due to its location at the rear and out of public view; and removal of the non-historic entry and installation of a new entry within the existing arched opening. Since there is no documentation to support a historic restoration of the entry, its design would be contemporary and match the overall proportions, scale, materials, color, and texture of other historic main entry systems on like-buildings in the Uptown Tenderloin National Register District.

The remaining interior alterations proposed to the main lobby would have a minimal impact upon the historic fabric and would preserve the historic character of the interior space. This would be done by retaining the elevated level and character-defining features of the main lobby, mainly the wainscoting, beamed ceiling, columns, and decorative fireplace and mantle. While the following alterations would be made, all decorative architectural details would remain intact: removal of the main stairs leading to the lobby space and their reconstruction several feet back from their current location; removal of several walls that contribute to the overall spatial layout of the lobby; and filling of an opening adjacent to the stair that would leave a reveal of several inches on either side of the former opening. The proposed work within the main lobby would remove some historic fabric. While some character-defining features of the main interior lobby would be affected, the proposed alterations would not affect the resource such that it would be materially impaired or incapable of conveying its historical significance. The proposed project would also not have an adverse impact on any adjacent or off-site historic resources.

Archaeological Resources: The Planning Department staff archaeologist has determined that the proposed project would not be expected to have a significant adverse effect on archaeological resources.³ The proposed project would install two new elevators with pits approximately seven feet deep. Foundation work would be required at the existing brick walls, with ground disturbance not to exceed the depth of the existing two-foot footings. The northeast corner of the ground floor would be lowered approximately two feet so that the garbage room would meet the existing street level of Antonio Alley. No archeological resources are expected within the affected soils. Accordingly, the proposed project would not be expected to affect archaeological resources.

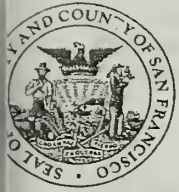
Traffic: Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review*, the proposed project would not add net new trips and is estimated to reduce the number of daily person-trips from 3,018 to 1,716. Of the remaining 1,716 trips, 128 would be during the PM peak-hour. These trips would be distributed among various modes of transportation, including vehicles, public transit, walking and bicycling. The proposed project would result in a reduction of about 204 daily vehicle trips, 20 of which would be during the PM peak-hour. The change in area traffic as a result of the proposed project would not be significant relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. There is no off-street parking requirement for group housing uses in the RC-4 district. The proposed project would provide no off-street parking spaces. Therefore, the proposed project would not result in a significant adverse traffic impact.

Conclusion:

CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project would involve alterations to convert the existing tourist and residential hotel into a 100% affordable residential hotel, without increasing the building's envelope and without materially impairing a historic resource. The project site is in an urban location well served by all public services with no significant impacts to the surrounding environment. The proposed project therefore meets the criteria of Class 1.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

³ Major Environmental Analysis Preliminary Archeology Review for 480 Ellis Street from Randall Dean/Don Lewis, April 21, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0380E.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bolinger
Project Address: 480 Ellis Street
Block/Lot: 0323/015
Case No.: 2008.0380E
Date of Review: February 16, 2010
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

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Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

This revised HRER supersedes the HRER dated October 21, 2008 and reflects the revised scope of work proposed for the historic lobby and main entry. The proposed project includes converting the existing tourist hotel and residential building into a 149 residential rooms with bathrooms and kitchenettes for low-income persons. Interior alterations are to occur on all floors, including the historic lobby at the ground-floor. Exterior alterations include window and storefront replacement, main entry, and fire escape modifications.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is a contributor to the Uptown Tenderloin National Register District. It was constructed in 1907 and was designed by architect, Frank T. Shea.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located within the Uptown-Tenderloin National Register District. The buildings immediate adjacent to the subject site are also contributors to the district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1906-1934

Notes: For more information on the boundaries and the significance of the Uptown-Tenderloin National Register District, please refer to the National Register of Historic Places Register Form by Michael Corbett and adopted February 5, 2009.

In pertinent part, the nomination form states,

468-488 Ells Street - Contributor

Arlington Hotel; mid-priced hotel with 200 rooms and 89 baths, dining room; 1907; owners Mar C. Fallon 1907 widow Frank Fallon, S1. Vincent de Paul Society and the Lurie Company 1985; Fran T. Shea architect; 4B stories; brick structure with galvanized iron cornice; stacked pilaster orders; 3-part vertical composition; Renaissance/Baroque ornamentation; vestibule: brick arch order at entry; lobby: columns, beamed ceiling; storefronts: transoms intact; alterations: security gates, aluminum doorway, lobby partly remodeled, storefronts partly remodeled.

The subject building is eligible under the Events and Architecture criteria for the National Register. Of note, any resource that is found to be eligible for the National Register is automatically considered eligible for the California Register.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: The subject building retains a high level of historic integrity, including the main lobby on the ground-floor.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (*Go to 6. below*)

☒ Historical Resource Present
(*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

The project proposes a number of alterations that meet the Secretary of the Interior's Standards:

- All windows that are to be replaced are to be done so in-kind with double-hung wood windows that closely match all exterior profiles and dimensions of the existing historic wood windows.
- The fire escapes, which are a character-defining feature of the subject building, shall be modified to eliminate the ladders that extend to the roof level, while all other aspects shall be retained and repaired.
- All new storefront systems, footprints, entry doors, and transom glazing shall be done so based upon the existing historic storefront configuration, color, texture, materials, exterior profiles, and dimensions.
- A secondary entrance at the rear of the Leavenworth elevation shall be filled in but will be done so to leave a reveal of several inches at the exterior so that the opening, while ghosted in the masonry, shall still read along the exterior façade.
- The sill of a ground-floor window along the Leavenworth elevation shall be lowered to accommodate a new door opening. This change, while altering a window on a prominent elevation does retain the majority of the historic opening and creates a new entrance that is consistent with the character-defining features of the subject building.
- The sill of a ground-floor window adjacent to the main entry shall be lowered to accommodate a glazing that matches the overall size and proportions of the adjacent historic storefront glazing. This change, while altering a window on a prominent elevation does retain the majority of the historic opening and creates a glazed opening that strongly relates to the character-defining features of the subject building.

- A large new opening shall be inserted at the ground-floor level at the rear of the subject building. While the new opening shall remove historic fabric, the location of the new opening is at the rear of the property, a secondary elevation, and shall not adversely impact any character-defining features of the subject building.
- A non-historic entry system shall be removed and a new main entry system shall be installed within the existing arched opening. There is no pictorial or documentary evidence to support a restoration the historic entrance, so it shall be designed in a contemporary manner while matching the overall proportions, exterior profiles, scale, color, and texture of historic exterior doors that remain on the subject building at adjacent commercial entries.

-
- The alterations to the main lobby have been addressed to minimize the impact upon historic fabric and preserve the historic character and spatial relationship of this interior space;

The alterations proposed retain the elevated level of the main lobby; the character-defining wainscoting, beamed ceiling, columns, decorative fireplace and mantle; however, the main stairs that lead up to the lobby space shall be removed from their current historic location and reconstructed in roughly the same location but several feet back from their current location. This new stair will remain as the primary access to the raised lobby space. Additionally, several walls that make up part of the overall spatial layout of the lobby shall be removed. An opening adjacent to the stairs shall be filled in but will be done so to leave a reveal of several inches on either side of the former opening so that it appears "ghosted" in the plaster. All decorative architectural details and millwork, including door surrounds, shall remain intact and in their historic location.

The proposed work within the main lobby will remove historic fabric; however, it is important to note that while these character-defining features of the main interior lobby shall be impacted, the work does not raise to a level that it shall materially impair the resource so that it can no longer convey its significance. All other character-defining features within the lobby spaces shall be retained.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project shall not have an adverse impact upon any off-site adjacent resources. All proposed work on the exterior of the building meets the Secretary of the interior's Standards for the rehabilitation of historic properties.

PRESERVATION COORDINATOR REVIEW

Signature: *Tina Tam*
Tina Tam, *Preservation Coordinator*

Date: 2-17-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

480 Ellis Street
Case No: 2008.0380E

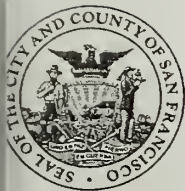


South façade facing Ellis Street



West façade facing Leavenworth Street





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2009.1100E
Project Address: 1095 Market Street
Zoning: C-3-G (Downtown General Commercial) District
90-X Height and Bulk District
Block/Lot: Block 3703; Lot 059
Lot Size: 8,250 square feet
Project Sponsor: Jim Abrams, 415 393-8370, representing
1095 Market Street Holding LLC - 415 248-0309
Staff Contact: Jeremy D. Battis - 415 575-9022
jeremy.battis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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3/10
The project site is at the southeast corner of the intersection of Market and 7th Streets within the block bounded by Market Street to the north, 6th Street to the east, Mission Street to the south, and 7th Street to the west in the Downtown neighborhood. The existing building on the project site is a 61,000-square foot (sq ft), approximately 110-foot-high, eight-story over basement office building. The proposed project would convert the structure to hotel, night club, and restaurant uses. The basement level would include a 3,500-sq ft night club, the ground floor would include a 2,500-sq ft restaurant, café, and bar and floors 2 through 8 would consist of 105 guest rooms with approximately 494 beds. The roof level would consist of an approximately 7,500-sq ft open air roof bar. One-story vertical additions at the roof level would consist of stair egress, elevator penthouse, restrooms, service area, and mechanical room. There is no parking on the site and none is proposed. The building, known as the Grant Building, is identified as a Category I building under Article 11 of the Planning Code and is therefore a historical resource. The proposed project would include physical modifications to the existing building including a seismic structural upgrade, reconfiguration of the interior to accommodate new walls and floor plans, and restoration of historic architectural features to the exterior.

GOVERNMENT
DOCUMENTS DEPT

MAR 29 2010

SAN FRANCISCO
PUBLIC LIBRARY

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines, Section 15332]

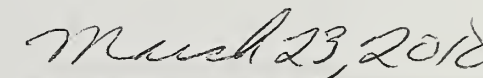
REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Jim Abrams, Project Sponsor
M. Luellen & B. Bollinger, Planning Dept.
Chris Daly, Supervisor, District 6

Historic Distribution List
Bulletin Board / M.D.F.
Distribution List

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the subject building, the Grant Building at 1095 Market Street, constructed in 1905, is a Category I building under Article 11 of the *Planning Code* and the Downtown Plan.¹ The building also is included on the National Register of Historic Places as a contributor to the Market Street Theater and Loft District and the California Register of Historical Resources (CRHR) as an individual resource. The building is also listed in the *Here Today* survey of San Francisco's historically-significant structures, and received a San Francisco Heritage rating of "A", indicating that the building is of the highest significance under that survey. The subject building is therefore a presumed historic resource for the purpose of CEQA. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department considered whether the proposed project would result in a substantial adverse change to the historic resource.

In addition to the proposed change of use, interior modifications, rooftop addition, and seismic strengthening elements described above, the project would include historic restoration of the exterior of the Grant Building. These façade rehabilitation features would include reconstructing a missing cornice, converting an existing ground-floor storefront to a historically-faithful storefront, and restoration of the windows and brick façade.

Based in part on information presented within a Historic Resource Evaluation submittal,² the Department determined that all proposed building modifications would comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary of the Interior's Standards) and would not result in a substantial adverse change to the historic resource.³ As described in greater detail in the attached Historic Resource Evaluation Response (HRER) memorandum, the Department's preservation technical specialist has verified that all proposed modifications to the building's façade, including the replacement of a missing cornice, would be appropriate restoration measures that would retain and preserve the character and form of the historic building and that are informed by historic documentation of the building's original appearance. Moreover, in part because the project's proposed one-story vertical additions would be minimally visible due to proposed setbacks and minimal height increases, the HRER memorandum identified no historically-compromising components within the proposed physical modifications. Rather, the analysis within the HRER memorandum shows that the proposed new one-story vertical additions, seismic upgrade, and area reconfiguration to accommodate the new proposed use would comply with the Secretary of the Interior's Standards.

For the reasons described above, the proposed project would be consistent with the Secretary of the Interior's Standards and would not result in a significant adverse impact to a historic resource. Because the proposed project has been found to meet the Secretary of the Interior's Standards, it would not cause a substantial adverse change to the historic resource under CEQA and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 32.

CEQA State Guidelines Section 15332, or Class 32, provides an exemption for projects characterized as in-fill development meeting the conditions described below:

¹ Under Article 11, Category I buildings are "Buildings of Individual Importance and Excellent in Architectural Design."

² *1095 Market Street Historic Resource Evaluation Revised Draft*, San Francisco, CA, by Page & Turnbull, November 18, 2009. This document is available for public review as part of Case File No. 2009.1100E at 1650 Mission Street, Suite 400, San Francisco, CA 94103.

³ *Historic Resource Evaluation Response (HRER)* memorandum for 1095 Market Street, San Francisco, CA, from Angela Threadgill, Preservation Technical Specialist, to Jeremy Battis, Major Environmental Analysis. January 29, 2010 (*attached*).

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with pertinent zoning designation and regulations.

The site is located within the C-3-G (Downtown General Commercial) zoning district, within which the proposed hotel and entertainment uses are principally permitted.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is located within a densely developed area of San Francisco, the downtown C-3-G district, an area consisting of small blocks, high-density urban development, and a mix of uses. The project site is an area of approximately 8,205 square feet, or about 0.19 acres. Thus, the proposed conversion would be an urban in-fill development characterized as in conformance with existing uses and the character of the neighborhood.

(c) The project site has no value as habitat for rare, threatened, or endangered species.

The project site as it exists is covered entirely by the existing building. There is no substantial vegetation on the site. Thus, the site has no value as habitat for rare, threatened, or endangered species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

Recognizing the scale of the project and the dense and compact nature of the surrounding area's street grid, the Planning Department requested that a transportation assessment be conducted for the proposed project. In response, the project applicant retained Fehr & Peers to analyze the proposed project's effects on traffic, transit, and parking. Fehr & Peers found that the proposed project would have "an imperceptible effect on the transportation network due to its travel demand characteristics and its location next to robust transit service."⁴

The transportation analysis found that, based on the trip generation rate for residential and office uses in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed residential and commercial uses would generate an estimated average daily 2,170 person-trips, including about 217 daily person-trips during the p.m. peak-hour. This compares with an estimated existing use total of 2,102 average daily person-trips, including about 242 daily person-trips during the p.m. peak-hour. (Trip generation rates and parking demand for the proposed project were projected using an assumption of a facility capacity of 310 rooms and 1.56 person occupancy per room.) These p.m. peak-hour person-trips would be distributed among various modes of transportation, including 68 automobile person-trips, 107 transit trips, 34 walking trips, and seven trips by other means including bicycle, motorcycle, and taxi. Mode split and vehicle occupancy data for both residential and office uses were obtained from the 2000 Census "Journey to Work" figures. Using a vehicle occupancy rate of 1.85 persons-per-vehicle (non-work trips) and 2.72 persons-per-vehicle (work trips) for Census Tract 176.01 (in which the project site is located), the proposed uses would generate approximately 31 vehicle-trips during the p.m. peak hour.

⁴ 1095 Market Street Trip Generation Analysis, San Francisco, CA. Prepared by Fehr & Peers, November 2, 2009. This report is available for review at 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case No. 2009.1100E.

This incremental rise would not be considered a substantial traffic increase relative to the existing capacity of the local street system. The change in traffic in the project area as a result of the proposed project would be indiscernible to most drivers. The proposed project would add a negligible increment to the cumulative long-term traffic increase on the neighborhood's roadway network. Thus, the project would not substantially affect the neighborhood's existing traffic conditions.

The project is expected to generate 698 daily transit person-trips, 107 of which would occur in the p.m. peak hour. This compares with the existing use's estimated transit demand of 617 daily transit person-trips, 71 of which are estimated to occur in the p.m. peak hour. The site is well served by regional operators including BART stations at the Civic Center and Powell Street stops, as well as Muni bus and rail surface routes on Market Street and Muni underground rail below Market Street.

The proposed hotel and entertainment use conversion of the existing building would provide no off-street parking spaces. Section 151.1 of the Planning Code specifies that off-street parking is not required within the C-3 district. The proposed project would therefore require no off-street parking spaces for its proposed hotel and entertainment uses. The proposed project would generate a demand for 34 short-term and 92 long-term parking spaces. The existing uses are estimated to create demand for 26 short-term and 23 long-term parking spaces. Thus, the proposed project, after deducting parking demand associated with existing uses, would have a net short-term parking demand of 8 spaces and a long-term demand of 69 parking spaces. The proposed project would thus result in a parking deficit which would be accommodated by on-street parking or nearby parking garages. There are numerous parking garages located within a convenient distance of the project site. Within two blocks of the project site is the Central Parking System garage at 99 Golden Gate Avenue, open 24 hours with monthly parking available, and the SOMA Grand garage at 1160 Mission, open daily until midnight, 6 pm Sundays, with a 504-vehicle capacity. At least four additional parking garages exist within a four-block radius of the project site.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines Section 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public

transportation and alternative transportation." The immediate area has available limited on-street metered parking, and residential permit parking, typically with a time limit of two hours or less.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably address potential secondary effects.

The proposed uses are expected to have their freight and passenger loading accommodated by utilizing existing and proposed loading zones along the building's 7th Street and Stevenson Street frontages as illustrated in the attached pictorial. As the pictorial illustrates, loading for existing operations is conducted along the building's 7th Street and Stevenson Street frontages. The entire building frontage along 7th Street, extending from Stevenson to Market Streets, is designated a 30-minute commercial loading zone from 7 a.m. to 6 p.m. daily. The project sponsor proposes that a portion of this existing commercial loading zone be converted to facilitate short-term parking for registering hotel guests and for taxi loading.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The project would not cause a doubling in traffic volumes and therefore would not result in a substantial increase in the ambient noise level in the project vicinity. Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of day and would be temporary in nature. Thus, no significant noise impacts would be associated with the proposed project.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality

The proposed project would not generate substantial additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The proposed facility would be serviced by the City's combined sewer system, which already serves the existing building's existing uses. The proposed project would not result in a substantial increase in intensity of use. Furthermore, the City's combined sewer system possesses sufficient capacity to accommodate the incremental increase in demand, if any, associated with the proposed project. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided for. The proposed facility's demand for utilities and public services would be adequately provided for by existing infrastructure, facilities, and personnel. The proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services. Therefore, there would be no need for any expansion of public utilities or public service facilities, either individually or cumulatively.

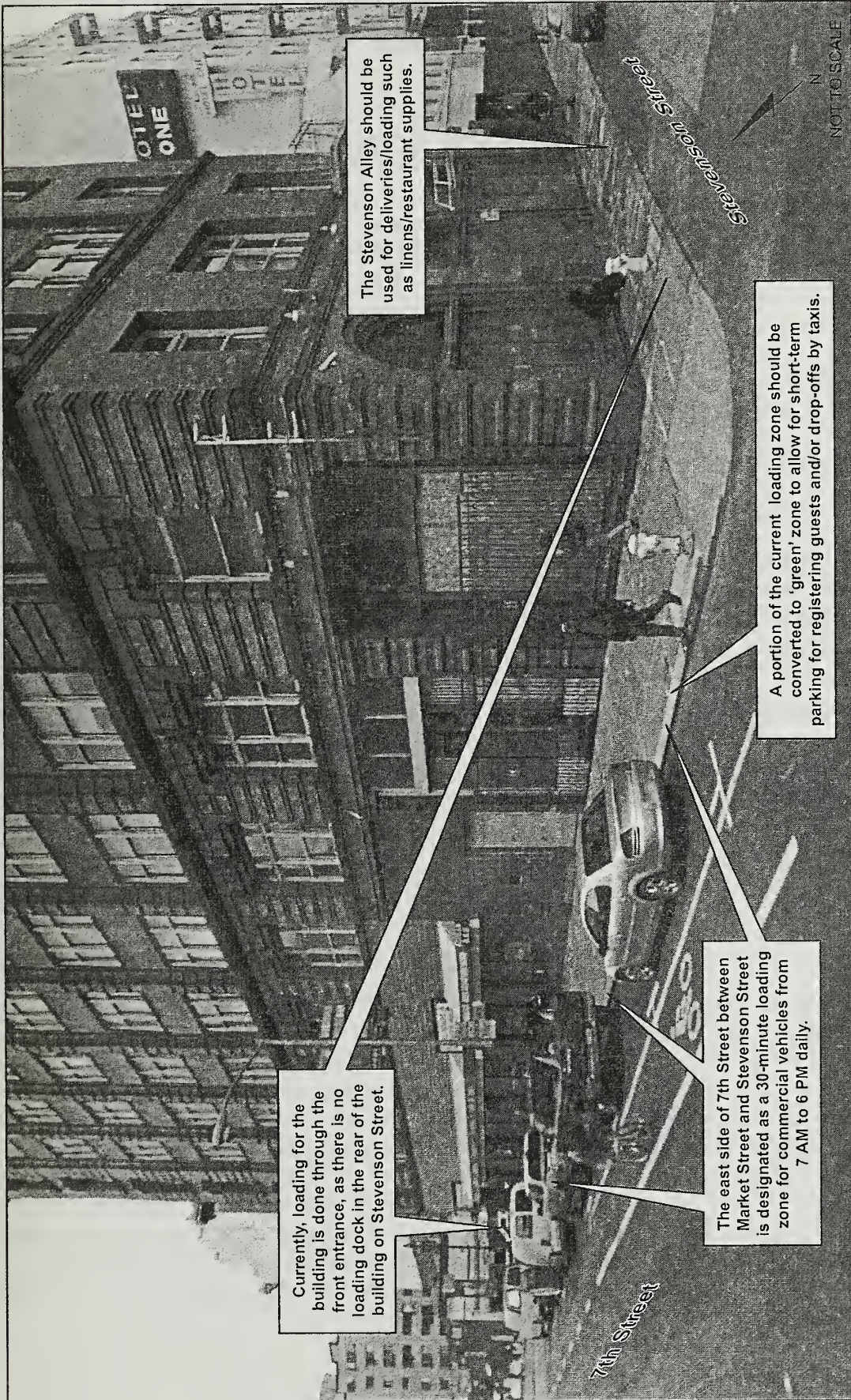
PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on October 15, 2007 to addresses within a 300-foot radius of the project site and to potentially interested parties. No responses to the solicitation for comment were received.

CONCLUSION

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed conversion project would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the project would not result in a substantial adverse change to a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. Therefore, the proposed project would be exempt under the above-cited classification. For the above reasons, the proposed project is exempt from environmental review.



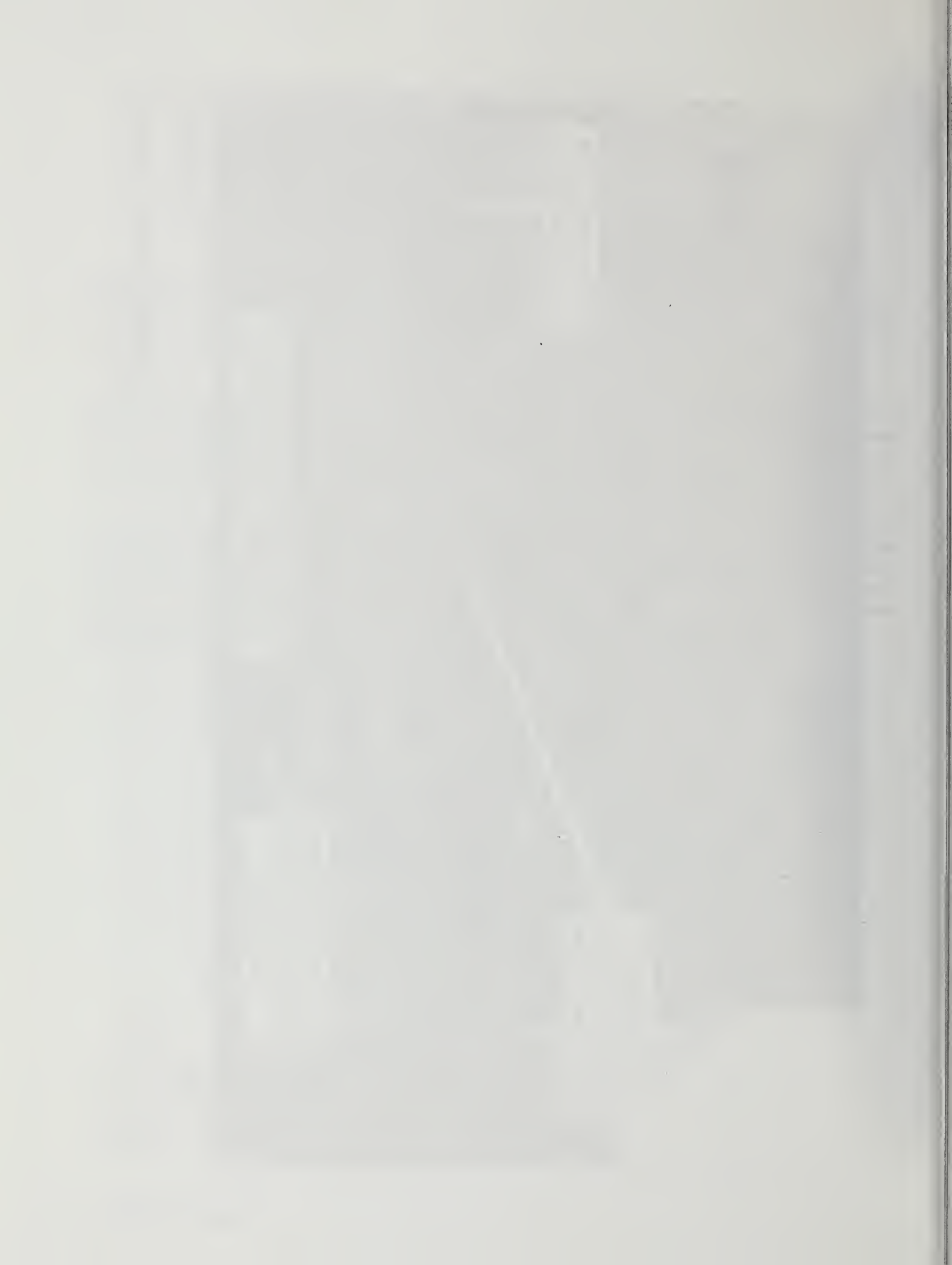
1095 Market

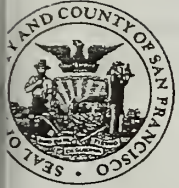
1095 MARKET STREET LOADING



FEHR & PEERS
TRANSPORTATION CONSULTANTS

Mar 2010
SF09-0458/graphics/loading





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Jeremy Battis
Project Address: 1095 Market Street
Block/Lot: 3703/059
Case No.: 2009.1100E
Date of Review: January 29, 2010
Planning Dept. Reviewer: Angela Threadgill
(415) 558-6602 | angela.threadgill@sfgov.org

Reception:
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415.558.6409

*Planning
Information:*
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PROJECT DESCRIPTION

The project site is a rectangular-shaped 8,250 square-foot lot bound by Market, Seventh and Stevenson Streets. The proposed project would convert the existing 61,000 square-foot, nine-story commercial office building, historically known as the Grant Building, to a hotel/hostel of 484 beds in 105 guest rooms with a 2,500 square-foot ground-floor restaurant, 3,900 square-foot bar/lounge at the basement level, and two rooftop terraces that total 8,500 square-feet. No off-street parking is currently provided and no new off-street parking is proposed. As part of the proposed conversion, one-story vertical additions at the roof level would be constructed to house stair egress, elevator penthouse, restrooms, service area and mechanical room. The project would also introduce interior seismic upgrades; the missing cornice would be reconstructed; the existing non-original storefront system would be replaced with a new storefront system based on historic pictorial and physical evidence; the original wood window frames would be updated with energy-efficient and acoustically insulated glazing; and the exterior brick façade would be cleaned and mortar repointed where necessary.

PRE-EXISTING HISTORIC RATING / SURVEY

The existing structure was designed by Newton J. Tharp circa 1905 for property owner Joseph D. Grant and reconstructed following the 1906 Earthquake and Fire. The structure was first surveyed and was assigned a rating of "A," the highest possible rating, in the 1978 Downtown Survey completed by the Foundation for San Francisco's Architectural Heritage and their consultants Charles Hall Page & Associates. The building is rated Category I (Significant) under the Downtown Plan, adopted in 1985. Shortly thereafter in 1985, the property was identified and listed on the National Register as a contributor to the Market Street Theatre and Loft District, and subsequently listed on the California Register of Historical Resources. More recently, the property was part of a 2001 survey associated with the Mid-Market Redevelopment Plan, which reconfirmed its historic status. Based on the pre-existing historic ratings, 1095 Market Street is a "Category A.1" building for the purposes of CEQA, which requires such properties to be evaluated as historical resources by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is located on the southeast corner of Market and Seventh Streets, with the rear of lot facing Stevenson Street. The site is within a C-3-G (Downtown General Commercial District) Zoning District and a 90-X Height and Bulk District. The project site is a contributing resource within the Market Street Theatre and Loft Historic District, listed on the National Register of Historic Places and the California Register of Historical Resources. In addition, the locally-designated Civic Center Historic District is one block northwest, the National Register-eligible Sixth Street Lodginghouse Historic District is one block southeast, the locally-designated Kearny-Market-Mason-Sutter Conservation District is two blocks east, and the National Register Uptown Tenderloin Historic District is three blocks north.

The pace of development of mid-Market Street accelerated at the turn of the Twentieth Century. The 1905 Sanborn map shows a solid wall of buildings along both sides of Market Street from the Ferry Building to about Van Ness Avenue. The 1906 Earthquake and Fire consumed the entire mid-Market area except for a little piece west of Gough Street (blocks 0855 and 0871). The only buildings that withstood the flames were the two federal buildings, the Old Mint (3704/011) and the then-new Post Office and Court of Appeals (3703/041). The patterns and buildings established in the three decades after the 1906 conflagration have continued to the present. Market Street remains a major commercial thoroughfare, and it has therefore experienced more late-20th-century replacement buildings than elsewhere in the Project area.

Historic commercial buildings in the mid-Market area are usually about two- to eight-stories tall. Their structure tends to be steel frame or reinforced concrete, but was sometimes unreinforced brick masonry. Facade composition is usually a two- or three-part vertical block. The base is designed to be changeable for changing commercial tenants without affecting the design of the upper stories. Roofs are flat, concealed behind parapets with ornamental cornices. Piers frame the facade and may divide it into bays. Windows usually occupy a large proportion of the facade. Cladding may be brick, or stone, or stucco, and/or terra cotta. Ornament may be lavish or restrained; it is concentrated at cornices, string courses, and entries. It may include columns, garlands, cartouches, elaborate consoles, or any other historicist vocabulary of the Renaissance/Baroque styling found throughout downtown San Francisco, but occasionally the ornament references Mission or Spanish Colonial Revival, or Art Deco.

-
1. **California Register Criteria of Significance:** Note, a building is an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by qualified consultants of Page & Turnbull, Inc..*)

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		
If Yes; Period of significance: 1906-1926			

Notes: The Market Street Theatre and Loft District is significant under Criterion A for its association with the City Beautiful Movement, both before and after the 1906 Earthquake and Fire, and under Criterion C as an architecturally cohesive area with a relatively high concentration of commercial buildings (especially theaters and open-plan office/industrial space).¹ 1095 Market Street is listed as a contributor to the District.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: The Grant Building has retained sufficient integrity from its period of significance, which is defined as 1906-1926. The existing building was constructed on and has continuously occupied the same parcel of land. The Grant Building maintains association with its original use, occupied as a commercial office building with ground floor retail. While several parcels west of the subject property contain contemporary high-rises, such as Fox Plaza (1390 Market Street), One Polk Street, and the San Francisco Federal Building (90 7th Street), the subject property maintains its setting and feeling within the immediate vicinity among many other low- and mid-rise commercial buildings constructed in the early Twentieth Century that make up the Market Street Theatre and Loft District. Despite alterations, which include the complete removal of the ornate cornice (1952) and replacement storefront systems (c. 1960s – 1990s), the building still retains sufficient integrity of design, materials and workmanship as a large steel-framed commercial building clad in pressed brick and terracotta with Renaissance-Beaux Arts details.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present (*Go to 6. below*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

¹ Anne Bloomfield, "Market Street Theatre and Loft District," National Register of Historic Places Nomination Form (November 20, 1985).

- ☒ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration.*)
- ☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

Notes: The features of the existing property that define its character are: the U-shaped orientation and spatial relationship of the building to the street; the overall eight-story rectangular building form as seen from the public right-of-ways; three-part vertical proportions; general flat roof form; façade materials of pressed brick and terra cotta ornamentation; façade details including the water table, rusticated ground floor columns, belt course, window crowns, and moldings; fenestration pattern on street-facing facades, recessed and arched openings, and historic wood-sash windows.

The proposed project would retain sufficient historic fabric and materials of the above-mentioned character-defining features to avoid any significant impacts. The combined effects of the alterations, including the adaptive reuse as a hostel, would not result in any cumulative impact to the historical resource. The proposed one-story vertical additions will be minimally visible, except from certain oblique angles looking west along Market and Stevenson Streets. However, an increase in the proposed height or a decrease in the proposed setback of the additions would likely result in a negative impact, and should be avoided. Similar to the reconstruction of the cornice and rehabilitation of the ground floor storefront systems, any additional future alterations to the historic façades should bring the appearance of the building closer to its appearance during the period of significance based on physical and historic pictorial evidence to avoid additional loss of materials and workmanship.

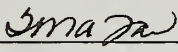
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

- ☐ Yes ☒ No ☐ Unable to determine

Notes: The alterations are designed in a manner so that off-site historical resources, including the adjacent contributors to the Market Street Theatre and Loft District, would not be adversely affected by the proposed alterations. The proposed one-story mechanical, storage and bathroom structures on the east roof surface would be sufficiently setback from the primary façades facing Market, 7th and Stevenson Streets, thus preserving the overall form of the building. As a result of the proposed setback and height of the roof top structures, the roof alterations would be minimally visible, except for certain oblique angles from the public right-of-way, and the significant context of the District would not be materially or visually impaired. Furthermore the proposed project respects the overall materials, massing, scale, and important spatial relationships of the adjacent historic resources. The

project would not impact the integrity of the subject building such that it would no longer contribute to the District.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, *Preservation Coordinator*

Date: 1-29-2010

cc: Margaret Yuen, *Recording Secretary*, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historical Resource Address or NR File



CURRENT VIEW - 2009 (NORTHWEST CORNER)
- SEVENTH AND MARKET STREET



MAR 29 2010


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PLANNING DEPARTMENT**

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 Date received:
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NOV 25 2009

Environmental Evaluation Application CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Michael O'Brien

(For Staff Use Only) Case No.

2009.08706

Date: 11/26/2009

Address: 125 Crown Terrace

Block/Lot: 2719B/002

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner LUKE O'BRIEN Telephone No. 415 648 1200
Address 4153 24TH ST. Fax No. 415 648 1213
SAN FRANCISCO CA. 94114 Email lobrien@mobrei.com
Project Contact SAME AS ABOVE Telephone No. _____
Company MOBREI Fax No. _____
Address _____ Email _____

Site Information

Site Address(es): 125 CROWN TERRACE
Nearest Cross Street(s) TWIN PEAKS
Block(s)/Lot(s) 2719B 003 Zoning District(s) RH-1
Site Square Footage 3700 Height/Bulk District 40X
Present or previous site use RESIDENTIAL
Community Plan Area (if any) _____

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction
☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use RESIDENTIAL

Narrative project description. Please summarize and describe the purpose of the project.

NEW SINGLE FAMILY HOME

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1.	Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2.	Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a.	Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? <i>PLEASE SEE ATTACHED REPORT</i> If yes, how many feet below grade would be excavated? <i>TBD</i> What type of foundation would be used (if known)? <i>TBD</i>	☐	☐
3b.	Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? <i>PLEASE SEE ATTACHED REPORT</i> If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☐
4.	Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5.	Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6.	Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7.	Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8.	Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9.	Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10.	Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11.	Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLEIf you are not sure of the eventual size of the project, provide the **maximum** estimates.

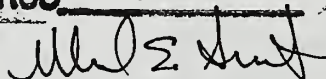
Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	878	878		4019
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	878	878	3141	4019

Dwelling units	1			1
Hotel rooms				
Parking spaces	0		2	2
Loading spaces				
Number of buildings	1		1	1
Height of building(s)				
Number of stories	1		3	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1


3-25-2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 125 Crown Terrace
Block/Lot: 2719B/003
Case No.: 2009.0870E
Date of Review: March 12, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration ☒ New Construction

PROJECT DESCRIPTION

The proposal is to demolish the existing one-story over basement single-family dwelling and construct a four-story over garage single-family dwelling that fronts on Graystone Terrace.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that 125 Crown Terrace was constructed in 1941 but archival permit records indicate that a permit was issued in 1938 to construct the building. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the building (constructed circa 1938) and is over 50 years of age. It is not included on any historic surveys and it is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of Crown Terrace between Raccoon Drive and Pemberton Place in the Twin Peaks neighborhood and within a RH-1 District and a 40-X Height and Bulk District. The neighborhood is not located within a potential or designated historic district. Furthermore, the neighborhood does not appear to be a potential historic district because it is mixed with no predominant era or building style represented and lacks architectural continuity. The neighborhood is also a mix of both single-family and multi-family dwellings. Crown Terrace is a winding narrow street that is developed on a hillside with up sloping lots on the west side of the street and down sloping lots on the east side of the street. The buildings on the up sloping west side of the street tend to be multi-storied at the front. The down sloping lots on the east side of the street contain buildings that are single-story at the front and multi-story at the rear.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register*

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 125 Crown Terrace does not appear eligible for listing on the California Register. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Research presented in the report prepared by Kelley & VerPlanck does not indicate that the building is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Ruben and Elizabeth Burrow were the first owners of 125 Crown Terrace. Mr. Burrow was employed as a printer for the *San Francisco News* and Mrs. Burrow was a musician. Neither Ruben or Elizabeth nor any of the subsequent owners/occupants of the property were found to be important in our local, regional, or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Ruben Burrow, the property's first owner of record, is also listed as the builder of record for the building. Mr. Burrow's primary occupation is a printer. He is not a master in the field of architecture. The original designer of the building is unknown. 125 Crown Terrace is a simple vernacular building with wood framed construction and an irregular plan. Cladding is vertical board and batten with clapboard at the lower levels. The main roof is a side gable that runs into a smaller side gable, with a shed roof addition at the rear. The building is located 12 feet below the sidewalk. The building is not the work of a master and does not possess high artistic values.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

An archeological analysis of the site was not performed.

it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

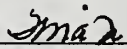
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historic resources that would be impacted by this project.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina B. Tam, *Preservation Coordinator*

Date: 3-24-2010

cc: Linda Avery-Herbert, *Recording Secretary*, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

MES\G:\WORD\Preservation\125 Crown Tr..doc

Historical Evaluation

125 Crown Terrace
San Francisco, California

January, 2007



TIM KELLEY CONSULTING
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
tim@timkelleyconsulting.com





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.0757E
Project Title: 500 Capp Street
Zoning: RTO-Mission (Residential Transit Oriented – Mission)
55-X Height and Bulk District
Block/Lot: 3610/032
Lot Size: 1,875 square feet
Project Sponsor: Dean Orr, Jensen Architects
(415) 348-9650 x22
Staff Contact: Pilar LaValley – (415) 575-9072
pilar.lavalley@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

GOVERNMENT
DOCUMENTS DEPT

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PROJECT DESCRIPTION:

The project site is located on the southwestern corner of 20th and Capp Streets in the center of the Mission neighborhood. The 1,875 square foot (sf) property is entirely occupied by a two-story over basement residential building constructed in 1886 with rear lean-to and garage additions added at unknown dates. The project involves rehabilitation of the existing building, installation of a new elevator within the existing building, excavation of the existing basement and installation of new foundation, demolition of the existing rear additions, and construction of a free-standing residence at rear of the property.

(Continued on following page.)

EXEMPT STATUS:

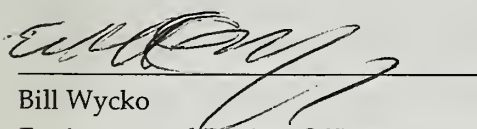
Categorical Exemption, Class 1 and Class 3 (State CEQA Guidelines 15301(a), 15301(e)(1), and 15303(a))

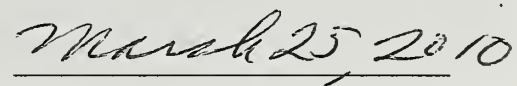
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Carlie Wilmans, Project Sponsor
Brett Bollinger, MEA Division
Pilar LaValley, Neighborhood Planning Division

Supervisor David Campos, District 9
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The project would result in two residential units, one off-street parking space, and an approximately 1,350 sf archive (Community Facility) on the parcel. The project would decrease the existing 4,150 sf building (including attached garage and unfinished basement) by 100 sf for a total building area of 4,050 sf. Two existing off-street parking spaces would be removed. A new 1,175 sf detached "caretaker" unit that is 38 feet tall, three stories above a one-car garage would be added at the rear of the parcel.

The proposed project includes rehabilitation and preservation of the existing building as well as excavation of the unfinished basement, installation of a new foundation, and seismic upgrades. The excavated, finished basement would be used as an archive for the papers of artist, David Ireland, with the upper floors serving as an "artist-in-residence" use. At the southwest corner of the existing building, an elevator would be installed replacing a ground floor pantry and second floor bathroom. The detached "caretaker" unit would be constructed to the lot lines at the rear of the parcel. In the intervening space, between the rear of existing building and detached "caretaker" unit, would be a one-story partially-enclosed space providing access to the "caretaker" unit, exterior access to the elevator, and an exterior stair for the main building. This circulation space would have a glass curtain wall fronting 20th Street.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 3441-3447 20th Street is a historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,¹ the property is designated Category B, a potential historical resource, due to its construction date of more than 50 years and its inclusion in the 1976 Architectural Survey.

In a memorandum dated February 17, 2010, Planning preservation staff determined that the building on the subject property is a historic resource.² As described in the memorandum, the building is eligible for inclusion on the California Register individually under Criterion 2 (Person) and Criterion 3 (Design/Architecture) for its association from 1975 to 2004 with artist David Ireland, and that it meets Criteria Consideration G for properties that have achieved significance within the past fifty years. As noted in the memorandum, the building also appears eligible as a contributor to a potential historic district of residential buildings constructed in the late 1800s to early 1900s eligible for the California Register under Criterion 3. Constructed circa 1886, the building is representative of the period when the Mission district was developed as one of San Francisco's early streetcar suburbs in an area that was not impacted by the 1906 Earthquake and Fire. As described in the memorandum, not only has the subject property been found significant under California Register Criteria 1 and 3 individually and under Criteria 3 as part of a potential historic district, the existing building retains integrity of association,

¹ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at <http://www.sfgov.org/planning/mea>.

² Historic Resource Evaluation Response Memorandum for 500 Capp Street from Pilar LaValley, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, February 17, 2009. A copy of this memorandum is attached.

feeling, location, design, workmanship, setting, and materials from both periods of significance (1886 and 1975-2005).

The proposed project's rehabilitation of the existing building and installation of an elevator and new basement and foundation was found to be consistent with the Secretary of the Interior's Standards; it would not materially impair the building's or potential district's integrity or impact historic significance. The proposed work would respect interior and exterior character-defining features of the property.³ Exterior work would generally be limited to rehabilitation and weatherization. At the southwest corner of the building, which is a secondary elevation, some alteration to the envelope to accommodate the new elevator would be required but no significant exterior features would be impacted. The new construction of the "caretaker" unit and circulation area at the rear of the property would be clearly differentiated from the old and compatible in massing, size, and scale with the historic building and potential historic district.⁴ The proposed work would not impact the historic significance of the subject property or the potential historic district.

CEQA State Guidelines Section 15301(a) and 15301(e)(1), or Class 1, provides an exemption from environmental review for interior or exterior alterations related to a change of use if the new use would first be permitted as a principal or conditional use in any equally restrictive or more restrictive zoning district as defined in the City *Planning Code*, and for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would meet these criteria for a Class 1 exemption in that a residential and community facility use is proposed that would be permitted as a principal or conditional use in all R districts as defined in the City *Planning Code*, would make interior changes and would add an elevator in a lightwell space resulting in an addition of less than 50 percent of the floor area of the existing structure. Therefore, the project meets the criteria for Class 1(a) and Class 1(e)(1). CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for construction of up to three single-family residences in an urban area. The proposed project would meet the criteria for a Class 3 exemption by constructing one, approximately 1,175 sf, single-family residence on the parcel for a total of two single-family residences on the parcel.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource as building that is eligible for listing in the California Register as an individual resource and as a contributor to a potential historic district, and the proposed project would not adversely impact the resource, the potential historic district, or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

³ Ibid.

⁴ Ibid.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 500 Capp Street
Block/Lot: 3610/032
Case No.: 2009.0757E
Date of Review: February 17, 2010
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

Reception:
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PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project includes rehabilitation of the existing building, construction of new elevator within existing building, demolition of the existing rear garage addition, and construction of a free-standing residence at rear of the property. The existing single-family residence is proposed to retain its residential use for an Artist-in-Residence as well as provide an archive and library for the artist, David Ireland. The project would result in two residential units on the parcel and one off-street parking space. The proposed project is depicted in architectural plans, dated 8/6/09, prepared by Jensen Architects. Page & Turnbull, Inc. prepared a Historic Resource Evaluation report (August 2, 2009-Page & Turnbull report) for the project.

PRE-EXISTING HISTORIC RATING / SURVEY

Spring Valley Water connection records indicate that the building was constructed in 1886. The subject property was previously surveyed in the 1976 Architectural Survey, which documented approximately 10 percent of the City's built environment. Although the subject building is not included on the National or the California Registers, its estimated date of construction and previous survey information makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the southwest corner of 20th and Capp Streets in the Mission neighborhood. With the exception of a park and surface parking lot at the northwest corner of 20th and Capp Streets, the immediate context is characterized by two- to five-story residential buildings. Buildings range in date with the majority constructed between the late-1800s and early-1900s. Several large residential buildings also date from the 1980s to present. Older buildings are predominately wood frame with one to three residential stories above a raised basement. Architectural styles and ornamentation are varied with some emphasis on Italianate and Queen Anne architectural styles. The subject property represents an example of Italianate design.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☒ Yes	☐ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: mid-1860s to 19-teens

Notes: Based on the criteria, staff concurs with the findings of the Page & Turnbull report that the subject building is individually eligible for inclusion on the California Register under Criterion 2 (Person) and Criterion 3 (Design/Architecture) and that it meets Criteria Consideration G for properties that have achieved significance within the past fifty years. Staff finds further that the exterior of the subject property retains sufficient integrity from its original construction to qualify as a contributor to a potential historic district of residential buildings constructed in the late 1800s to 19-teens eligible for the California Register under Criterion 3.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Staff concurs with the Page & Turnbull report in that the subject property does not appear to be significant under Criterion 1. As noted in the Page & Turnbull report, the property "was not among the first houses constructed in the area and played no specific role in the development [of the Mission District]...nor was it effected by the 1906 Earthquake and Fire and subsequent reconstruction that had such a large impact on other parts of the Mission."

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Staff concurs with the Page & Turnbull report in that the subject property appears significant under Criterion 2 for its association with David Ireland, a prominent Bay Area conceptual artist who occupied the residence from 1975 to 2004. In addition to serving as his primary residence, the subject property was a focus of his work and one of the artist's significant works of art. The subject property is the property most closely associated with Ireland and his work.

The house is regarded "as the location and inspiration of much of the work he did in the 1980s and 1990s."¹ The *Los Angeles Times* obituary states that Ireland was

best known for transforming a decrepit 1886 Victorian house in San Francisco's Mission District into a home that was also a work of art, [he] saw ordinary things around him as extraordinary

¹ Page & Turnbull, *Historic Resource Evaluation Report for 500 Capp Street*, August, 2, 2009, p. 34.

raw materials. After buying the 500 Capp Street building in 1975, he embarked on a renovation that became a sort of excavation of the structure's history.²

Besides the subject property, Ireland was also involved in several other architectural projects. According to the Page & Turnbull report, Ireland oversaw the renovation of the main building at the Headlands Center for the Arts in Sausalito. In 1979, he purchased a house at 65 Capp Street, which he subsequently remodeled in its entirety as a piece of minimalist architecture. This house was later purchased by art patron Ann Hatch, who established it as an artist in residency program called the Capp Street Project.

As noted in the Page & Turnbull report, David Ireland (1930 - 2009) was born in Bellingham, Washington and obtained a degree in industrial design and printmaking from the California College of Arts and Crafts (Oakland – now California College of the Arts) prior to completing a graduate degree at the San Francisco Art Institute.³ Ireland lived and created art at the subject property from 1975 to 2004, when he moved to an assisted living facility.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building, constructed in 1886, is a two-story, wood frame, residential building that has a rectangular plan and hipped roof with parapet. The building is clad with wood channel drop siding, painted matte gunmetal gray. The front and north façade feature corner boards and terminate in a parapet with paneled frieze and bracketed cornice. Typical fenestration consists of one-over-one, double-hung, wood sash windows with decorative surround that includes a bracketed sill, fluted pilaster elements, blocks with button ornaments, scrolled brackets supporting a flat hood, and molded panel with a button ornament below the hood.

The primary (east) façade faces Capp Street. The minimal front yard setback is surrounded by a wrought iron fence resting on a low concrete wall. The main entrance has a recessed vestibule surrounded by paneled wood trim and a bracketed flat hood. The entry doors are partially-glazed, paneled, wood double doors with a glazed transom and molded wood trim. A square bay window supported by large pierced brackets projects from the second floor. The bay window features molded wall panels below the windows, a continuous sill, and an intermediate cornice formed by the continuous window hoods.

The north façade faces 20th Street and is similar in design and detail to the front façade. A square bay window projects from the second floor. A secondary entry is located at the east side of the first story and there are two small windows (boarded over) just above the foundation at the west side of the elevation. At the rear is a narrow, shed-roofed lean-to and a flat-roofed garage. The rear (west) elevation has two-over-two, double-hung, wood sash windows at the second story and an unadorned asymmetrical roofline.

² Suzanne Muchnic, *David Ireland dies at 78; Bay Area conceptual artist*, Los Angeles Times, May 30, 2009.

³ Page & Turnbull.

Although the subject property is an intact example of an Italianate residence exhibiting many character-defining features of the style, staff concurs with the findings of the Page & Turnbull report that it does not appear individually eligible under Criterion 3 for its original architecture. The building's 19th-century architecture is neither rare nor unusual and does not appear to be associated with a master architect. Staff concurs with the Page & Turnbull report that the house is "made rare and unusual by the alterations that occurred during the occupancy of conceptual artist, David Ireland."⁴

During his tenure at the subject property, Ireland made the house a focus of his work and was very exacting in both the preservation and alteration undertaken on the building. Much of the exterior retains integrity from the original construction with Ireland only infilling the lightwell and introducing the matte gunmetal gray paint. As noted in the Page & Turnbull report, the paint color, at once utilitarian and practical was also a "somewhat intentional artistic statement and an expression of the monolithic longevity of the house."⁵ Ireland wanted to "uncover [the house's] history as an artifact molded by human use and the passage of time."⁶ Ireland retained many of the interior walls, however, he stripped the finishes, removing wallpaper and carpet until the bare wood floors and plaster walls were exposed. These he coated in numerous layers of glossy polyurethane to preserve the "cracks, blotches, erosions, pits, and discolorations...evidence of the building's history."⁷ On other parts of the building, Ireland intentionally violated the physical fabric as seen in his removal of trim elements and installation of pieces of conceptual art that were installed as integral elements of the interior architecture. As an example, Ireland

removed the glazing of a second story window on the north façade and replaced it with copper sheet metal with a table ensconced in front of the blinded window with a tape recorder bearing Ireland's recorded description of the view once had from the window.⁸

Staff concurs with the Page & Turnbull report that though Ireland's work is an alteration of original fabric, it is a significant treatment that both references the history of the house and expresses Ireland's own artistic intent. "Through his art, Ireland preserved memories of past owners and occupants... recorded views of the house, and highlighted the evidence of anecdotal events, like gouges in the walls caused by a safe falling down the stairs."⁹

Staff finds further that while most significant under Criterion 3 for its association with David Ireland, the exterior of the subject property retains sufficient integrity from its original construction to qualify as a contributor to a potential historic district made up of a number of building in the surrounding blocks constructed in the late 1800s. Architectural design along surrounding blocks includes Queen Anne, Greek Revival, and Italianate residences, and the area, with Shotwell Street between roughly 20th to 26th Streets as the primary axis, contains a unique and well-preserved collection of residential

⁴ Page & Turnbull, p. 40.

⁵ Page & Turnbull, p. 35.

⁶ Karen Tsujimoto and Jennifer R. Gross, *The Way Things Are: The Art of David Ireland* (Berkeley, CA: Oakland Museum of California, 2003), p. 36. As quoted in the Page & Turnbull report, p. 35-36.

⁷ Betty Klausner, *Touching Time and Space: A Portrait of David Ireland* (Milan: Edizioni Charta, 2003), p. 13. As quoted in the Page & Turnbull report, p. 36.

⁸ Page & Turnbull, p. 36.

⁹ Page & Turnbull, p. 41.

buildings dating from the mid-1860s to 19-teens. Even with Ireland's alterations, the subject property represents an Italianate design would qualify as a contributor to a potential historic district that appears eligible for the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

Criteria Consideration G (Exceptional Importance)

While the subject property is 123 years old, its areas of significance are associated with a significant person and physical characteristics that are less than 50 years old. Therefore, it must be assessed under Criteria Consideration G to ascertain whether enough time has passed to be able to develop historic perspective on the topic and that the property subsequently has exceptional importance to make it eligible for the California Register.

Staff concurs with Page & Turnbull's finding that the subject property meets Criteria Consideration G for exceptional importance of a resource that is less than 50 years old. David Ireland had been a prolific artist since the 1970s and was well-known and respected in the conceptual art field. Besides the subject property, largely agreed to be one of his most significant art works, Ireland was well known for the remodeled house he design at 65 Capp Street and his art and artistic theories are well documented and appreciated.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: Staff concurs with the Page & Turnbull report that the subject property retains a high level of integrity from the period of significance 1975 to 2004, which is when it was associated with conceptual artist David Ireland. The subject property also retains integrity from its original 1886 construction as a potential contributor to a potential historic district with a period of significance from mid-1860s to 19-teens. Please refer to the Page & Turnbull report for additional discussion of each aspect of integrity.

-
3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below) ☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Notes: The proposed project is described in architectural plans prepared by Jensen Architects, dated August 6, 2009. As proposed, the project entails installation of an interior elevator, seismic upgrades, new foundations, and rehabilitation of the subject building as well as removal of rear garage addition and construction a free-standing building in rear yard.

Staff has reviewed the project proposal and largely concurs with Page & Turnbull's Secretary of the Interior Standards for Rehabilitation (Standards) analysis. The proposed project appears to be in conformance with the *Secretary of the Interior's Standards for Rehabilitation (Standards)* as the work is generally restorative and will avoid significant historic fabric. Based upon this analysis, staff finds that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project conformance with the Standards.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The subject property will continue to be used as a residence for an artist-in-residence as well as a museum and research facility. The proposed project will not alter any distinctive materials, features, finishes, spaces, or spatial relationships that characterize the property.

Standard 2: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Per the Page & Turnbull report, character-defining features of the property include:

Exterior

- Horizontal wood siding finished with matte gunmetal gray paint
- Double-hung wood windows with decorative trim and hoods
- Parapet with bracketed cornice
- Square bay windows on brackets
- Rectangular box-like massing
- Recessed, off-center entry on primary façade

Interior

- Wood flooring
- Exposed plaster walls
- High-gloss polyurethane finish on walls, ceilings, and wood work
- Various installation artwork and alterations made by David Ireland (i.e., lightwell infill, copper sheet metal installed in place of glazing at 2nd floor window)

The original configuration, fenestration, and decorative woodwork that characterize the existing building will be retained and preserved. Exterior work will generally be limited to rehabilitation and weatherization. At the southwest corner of the building, which is a secondary elevation, some alteration to the envelope to accommodate the new elevator will be required but no significant exterior features will be impacted. On the interior, alterations will be limited to the rear of the building, effecting rooms that are secondary spaces. The new elevator shaft will occupy the pantry (first floor) and bathroom (second floor), which are both rooms that have been previously altered and are considered secondary spaces. The partially excavated basement will be fully excavated to create the archival storage space and library. Overall, the proposed project will retain and preserve character-defining features and retain the original appearance of the building.

Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.

The proposed project, which is meant to create a museum of Ireland's life and art, will preserve changes made by the artist while he occupied the house from 1975 to 2004.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.

The proposed project will preserve distinctive features and finishes including the high-gloss polyurethane surfaces on the interior, partially deconstructed interior architectural elements, and Ireland's installation artwork. The distinctive features of the exterior will be rehabilitated and preserved, including the matte gray paint.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

At the rear of the building, the non-original lean-to and garage additions will be removed. In their place, a circulation lobby (one-story) connecting the main building and the new caretaker's residence will be constructed. At the rear lot, a new building will be constructed to house the caretaker's residence. The circulation lobby will have a glass curtain wall facing 20th Street; this will be slightly recessed from the side elevation of the main building to avoid significant features and make the new feature more subordinate. Neither the circulation lobby nor the new caretaker's residence will destroy historic materials. The new additions will be clearly differentiated from the old and compatible in massing, size, and scale of the historic building and its environment.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Future removal of the rear addition circulation lobby and the caretaker's residence would not impair the essential form and integrity of the resource.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: See section 4 above, or Page & Turnbull report, for list of subject property's character-defining features.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject property is located within the boundaries of a district, which is potentially eligible for listing in the California Register. The potential historic district is locally significant under Criterion 3 as a unique concentration of residential buildings constructed between the mid-1860s and 19-teens when the area developed as one of San Francisco's first streetcar suburbs. As the subject property is located within the boundaries of this potential district, the proposed new construction has the potential to have an indirect impact to historical resources.

Although proposed work on the main building (new elevator) may be visible from the street it will not detract from the status of the subject property as a contributor to a potentially eligible district nor is it anticipated to impact the integrity of the district. The new caretaker's building incorporates massing found throughout the potential district in a design that utilizes contemporary forms and materials. Overall, the new construction is clearly differentiated from the adjacent historic buildings but is compatible in massing, size, and scale. Therefore, it is anticipated that the proposed new construction will result in no adverse effect to off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: *Tina Tam*
Tina Tam, Preservation Coordinator

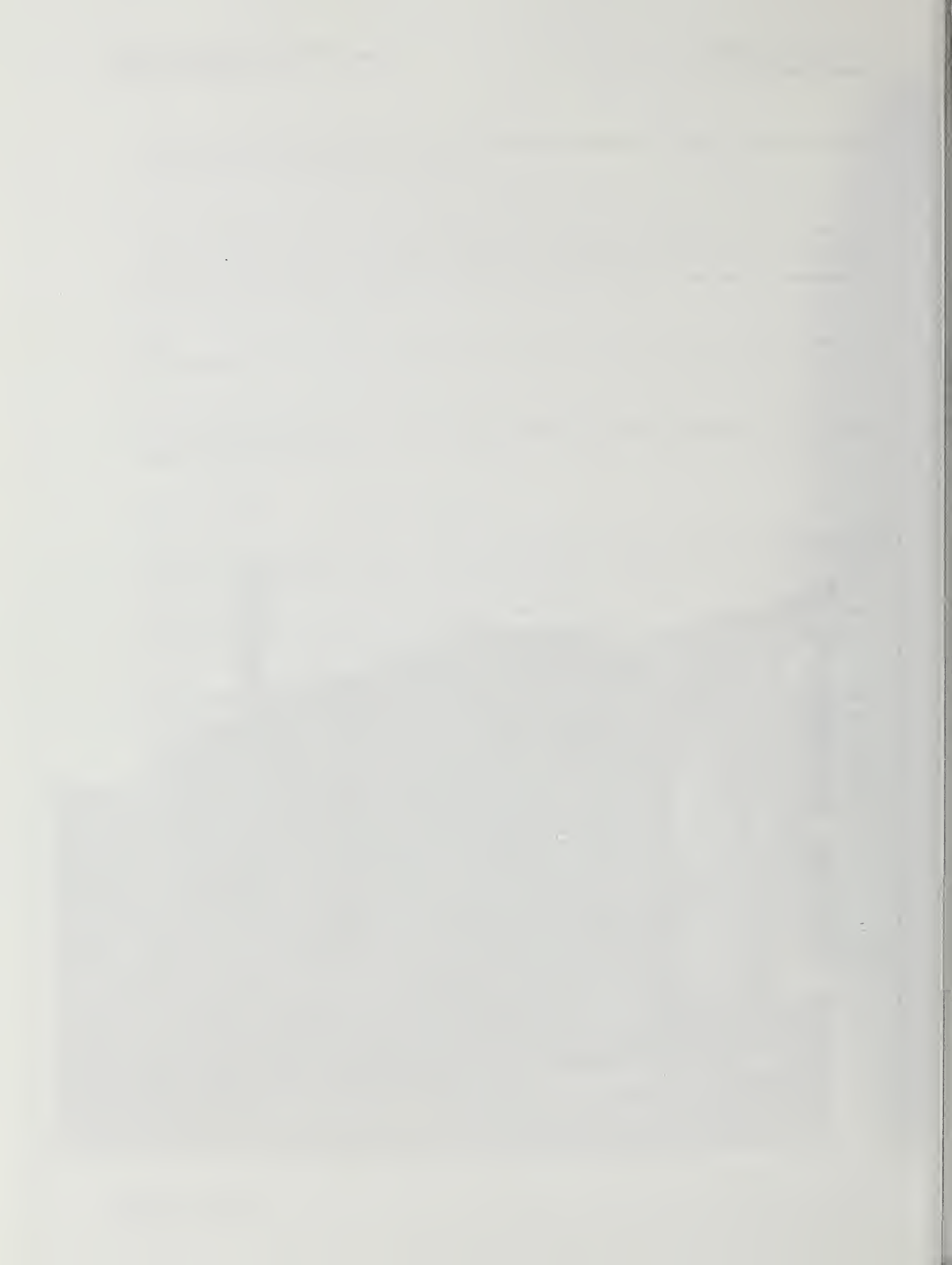
Date: 2-17-2010

cc: Brett Bollinger, CAT EX Coordinator
Linda Avery, Commission Secretary, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File

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P5a. Photo







SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2009.0412E
Project Title: 1338 Filbert Street
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0524/031-034
Lot Size: 8,593 square feet
Project Sponsor: Andrew Junius, Reuben & Junius LLP
(415) 567-9000
Staff Contact: Brett Bollinger, (415) 575-9024
brett.bollinger@sfgov.org

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GOVERNMENT
DOCUMENTS DEPT

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SAN FRANCISCO
PUBLIC LIBRARY

PROJECT DESCRIPTION:

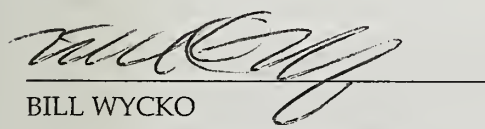
The proposed project involves the rehabilitation and expansion of five structures (referred to as Cottages A, B, C, and D and the Studio) located on the subject property for use as four single-family residences. The 62.5 feet wide by 137.5 feet deep property is located on the north side of the street on the block bound by Greenwich, Filbert, Polk, and Larkin Streets and is subdivided into four parcels. The four parcels are oriented east-to-west, each containing a single cottage. The parcel closest to the street also contains the (See next page.)

EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines Section 15332)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Environmental Review Officer


Date

cc: Dominique Lahaussais / David Lowe, Owners
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner
Supervisor Alioto-Pier, District 2

Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

Studio structure, which is attached to Cottage A). The cottages are oriented to face west and are placed in a uniform row with equal space between each (approximately 7.5 feet). In total, the five structures contain 10 units and the property provides no off-street parking. The work includes construction of a single continuous structure in the space located to the east of the cottages (the rear of the cottages) and to the north of the Studio; installation of a below-grade parking garage; and, restoration of the contributing features of the cottages, studio, and landscape. In total, the project would add approximately 11,714 square feet to the existing 5,590- square-foot building complex for a total 17,093 square feet of residential building and parking space. At all cottages, the existing rear additions would be removed and replaced by a three-story structure, running continuously along the east property line from the north wall of the historic studio to the rear (north) property line. The structure would be attached to the rear (east) wall of all four cottages and would contain separate living spaces for each cottage. Three of the cottages would also be raised approximately 6-12 inches in order to accommodate new concrete foundations and to lift the buildings slightly above grade. The currently sloped grade between Cottages A and B and Cottages C and D would be lowered and flattened to match grade at the front of the cottages. Also, gates and a privacy wall would be added in the spaces between the cottages. Several new window openings would be created at the side elevations of each cottage, and several non-historic windows/doors would be replaced within the historic openings. The roof of the Studio would be raised approximately 14.5 inches to accommodate a new stair where the Studio wall meets the roof of Cottage A. Both the historic slope of the Studio roof and the historic window would be retained. The site would be excavated beneath the cottages to create a sub-grade, single-level, eight-car garage, which would be accessed from a car lift located at the south property line. The garage would require a curb cut but would not require the removal of any street trees. Additionally, the historic landscaping and grape-stake fence, which were both contributory features of the site that have since been removed, would be recreated based upon archival and photographic evidence. Finally, the project would include historic documentation of the site and construction monitoring by a qualified historic preservation engineer or architect. The existing historic buildings would be documented through either laser scanning or HABS Level II documentation prior to the issuance of building permits to guarantee accurate reconstruction of any historic buildings damaged during construction.

REMARKS:

In-Fill Development- California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions. The proposed physical alterations to the property at 1338 Filbert Street, described above, were analyzed to determine the project's qualification as an In-Fill Development:

a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not obviously or substantially conflict with any such policy, and would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within an RH-2

(Residential House, Two-Family) zoning district and a 40-X height and bulk district where the proposed density of development and uses would be permitted. The proposed project would require Conditional Use Authorization pursuant to Sections 157, 204.5, 303 and 317 of the Planning Code proposing to merge ten dwelling units to four dwelling units and to allow two accessory parking spaces above the amount allowed as-of-right by the Planning Code for a total of eight parking spaces within an RH-2 zoning district. The project is also seeking Planning Code Variances from the rear yard requirement (Section 134), common open space requirement (Section 135), and enlargement/alteration to existing noncomplying structures (Section 188). The proposed project would be consistent with all other applicable zoning plans and policies and no General Plan amendment or rezoning would be required.

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The 0.2-acre (8,594 square feet) project site is located within a developed area of San Francisco. The surrounding uses consist of residential and commercial uses. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

c) The project site has no habitat for endangered, rare or threatened species.

The project site is within a fully developed urban area, is mostly covered by paved surfaces, and does not provide habitat for any rare or endangered plant or animal species. For these reasons, the proposed project would not result in any significant impacts on biological resources.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

TRAFFIC: Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 33 daily person-trips. Of these, about six daily person-trips would be during the PM peak-hour. These trips would be distributed among various modes of transportation, including 16 vehicle trips, 11 transit trips, four walking person-trips, and one trip by "other means". Based on the mode split and average automobile occupancy of 1.07 persons per vehicle¹ for the proposed area, there would be about 15 daily vehicular trips of which three would be during the PM peak-hour. The project would not interfere with existing traffic circulation or cause a substantial increase in traffic that could not be accommodated by the existing infrastructure capacity. The potential increase in traffic associated with the proposed project would not have a significant or noticeable impact upon transportation in the project area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

Parking: Pursuant to *Planning Code* Section 151, the project would be required to provide approximately four off-street parking spaces, one space for each residential unit. The project proposes to construct a total of eight parking spaces and would therefore not be in conformance with *Planning Code* Section 151. The project sponsor is requesting Conditional Use Authorization under Sections 157 and 204.5 to allow two accessory parking spaces above the amount allowed as-of-right by the *Planning Code* for a total of eight parking spaces within an RH-2 zoning district. The parking demand associated with the proposed project

¹ 2000 Census – Journey to Work Data for Census Tract 178, available at www.census.gov.

was estimated using the 2002 *Guidelines*. Using this approach, the proposed residential use would create a parking demand of five spaces. Therefore, the proposed project would provide an additional three parking spaces above the amount of estimated parking demand for the proposed uses. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy.

The City's Transit First Policy, established in the City's Charter Section 16.102, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

NOISE: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above, the proposed project would not be expected to result in a significant impact with respect to noise.

AIR QUALITY: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the

minimum size of projects that the BAAQMD considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gross square feet (gsf), and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The proposed project would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

WATER QUALITY: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

Historical Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the buildings and landscape features located on the project site are historical resources. The subject property consists of five (counting the Studio as a separate structure) structures oriented to the west and containing 10 units in total. The property is San Francisco Landmark No. 232: 1338 Filbert Street Cottages, designated in 2001. The property is considered a "Category A" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. As described in the Historic Resource Evaluation (HRE) Memorandum² (attached), the 1338 Filbert Street property appears to be eligible for listing on the California Register under Criterion 1 (Event), 2 (Persons), and 3 (Architecture). for its association with the aftermath of the 1906 Earthquake and Fire and the post-emergency housing needs of that time; for its association with important periods in San Francisco art history and specifically with the life of Marian Hartwell, a faculty member of the California School of Fine Arts (now the San Francisco Art Institute); and, as an example of vernacular post-earthquake period architecture with a unique siting and court plan. The subject property retains a high degree of historic integrity, retaining most of the features that convey its historical significance. However, the buildings are generally in poor condition and much of the historic landscaping has been removed.

Since the property was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. It was determined that the proposed project would not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project elements.

² Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, September 30, 2009.

- The proposed project would retain the residential uses of the historic cottages while reducing the number of units from ten to four, which would bring the buildings more closely into conformance with the prescribed density for the property as well as the historic density at the time that the cottages were constructed in 1907 (four units). While this project would cause a reduction in the number of units associated with the second period of significance (1930s-1972), neither the interior layouts nor the specific residential uses are character-defining features of the property and, therefore, changes to these aspects of the buildings would not negatively impact the site.
- The proposed location of the addition would utilize space on the site that does not currently contribute to the historic character of the landmark and that would require minimal removal of historic materials. Where the addition meets the rear walls of the cottages, the historic openings would be retained and used to access the new spaces.
- The proposed scale of the addition would be compatible with the existing scale of the site and setting. The addition would rise to approximately the same height as the existing retaining wall at the east property line, which currently acts as a backdrop for the historic cottages. It appears that the simple rectangular form and minimally detailed façade of the addition would likewise serve as a backdrop to the cottages. This spatial relationship would allow the addition to recede as a subordinate element of the site.
- The design of the addition would be sufficiently differentiated from the historic buildings through the use of contemporary architectural details while maintaining a compatible appearance through the use of elements such as horizontal wood cladding and framed window openings.
- The proposed changes in height (approximately 6-12 inches at the cottages and 15 inches at the Studio) and grade between the buildings would have a minimal visual and material impact to the primary facades of the buildings and the improved flashing details would increase the longevity of the historic materials.
- The proposed excavation of the site to provide for the below-grade garage would have minimal visual impact to the site upon its completion. The changes to the historic landscaping and brick stairs at the location of the car lift would be in keeping with the character of the site and would not detract from the setting.
- Historic features dating from the periods of significance (cladding, windows, doors, paving, etc.) would be retained in situ wherever possible and severely deteriorated materials would be replaced with features matching the original in terms of design, details, material composition, color, and finish. A conditions survey of the buildings has been conducted to inform the decisions regarding retention and repair or replacement of deteriorated elements and the buildings would be fully documented prior to construction ensure the accurate reconstruction of any elements damaged during renovation of the property. The work would also be monitored by a qualified historic architect or engineer to ensure compliance with historic preservation standards.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The design of the new addition and other new features

such as windows and cladding would be clearly distinguished as contemporary features of the site.

- The project would retain distinctive materials and finishes from the period of significance, including the wood siding and wood-frame structure. The project would also salvage and reuse materials taken from the existing rear additions in keeping with the tradition of Marian Hartwell who used salvaged materials in the alterations she made to the cottages.
- If the proposed additions were removed in the future, the essential form and integrity of the site would remain intact.

Geotechnical Investigation

The USGS *Geologic Map of the San Francisco North Quadrangle* indicates that the site is located in a complex geologic area. The subject property is underlain by bedrock, primarily shale and sandstone of the Franciscan Complex.³ Two test pits were excavated to a depth of 3 feet and 5 feet, encountering fill, alluvial deposits, and Franciscan Complex bedrock. Two exploratory borings were conducted on the project site and were drilled to depths ranging from 13.5 to 26.4 feet below site grades. During the drilling of the borings, groundwater was encountered near the bedrock contour at a depth of roughly 20 feet.

The proposed project would excavate approximately 20 feet below ground surface (bgs) for the below grade parking garage. The new garage foundation would be at an elevation of approximately 180 feet, which corresponds to up to 20 feet below existing site grades. At this depth, stiff to very stiff alluvial clays and bedrock of the Franciscan Complex would be exposed. Based on the information in the Rollo & Ridley Geotechnical Investigation report, it was concluded that a mat foundation would be appropriate for the project site. Below the existing Studio, where no underground excavation would occur for the proposed parking garage, a new separate foundation would be constructed. The foundation would include hand dug piers (or deepened footings), connected by a lintil beam or thicken slab (structural slab), providing adequate foundation support for the Studio structure.

The site is suitable for the proposed construction provided that the recommendations presented in the report are incorporated into the design and construction of the proposed addition to the existing residential structures on site. At the conclusion of site reconnaissance, field exploration, and literature review, Rollo & Ridley concluded that potential geotechnical impacts relating to adequate foundation support, stability of the on-site fill soil, and seismic shaking and related effects for the project site would be addressed through a mat foundation for the proposed addition of the below grade parking garage foundation. Therefore, it was determined that the proposed project would be adequately supported under the current site conditions.

Asbestos

Due to the age of the existing building, built in approximately 1907, asbestos-containing materials may be found within the existing building proposed for demolition. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration

³ Rollo & Ridley, *Geotechnical Investigation for 1338 Filbert Street*, May 29, 2009. A copy of this report is on file with the Planning Department at 1650 Mission Street Suite 400 and is available for public review by appointment as part of the project file 2009.0412E.

permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The Bay Area Air Quality Management District (BAAQMD) is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/alterd including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the District would inspect any removal operation for which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement would occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material are required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection (DBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would ensure that any potential hazardous building materials impacts due to the presence of asbestos would be reduced to a less-than-significant level.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on March 16, 2010 to owners and occupants of properties within 300 feet of the project site. Members of the public expressed their approval and concerns relating to the proposed project. These concerns included the following: construction noise, asbestos-containing building materials, height and bulk of the proposed addition, garage excavation, over-sized parking garage and historical resources. All of the above-mentioned environmental concerns have been addressed above in this document.

Conclusion

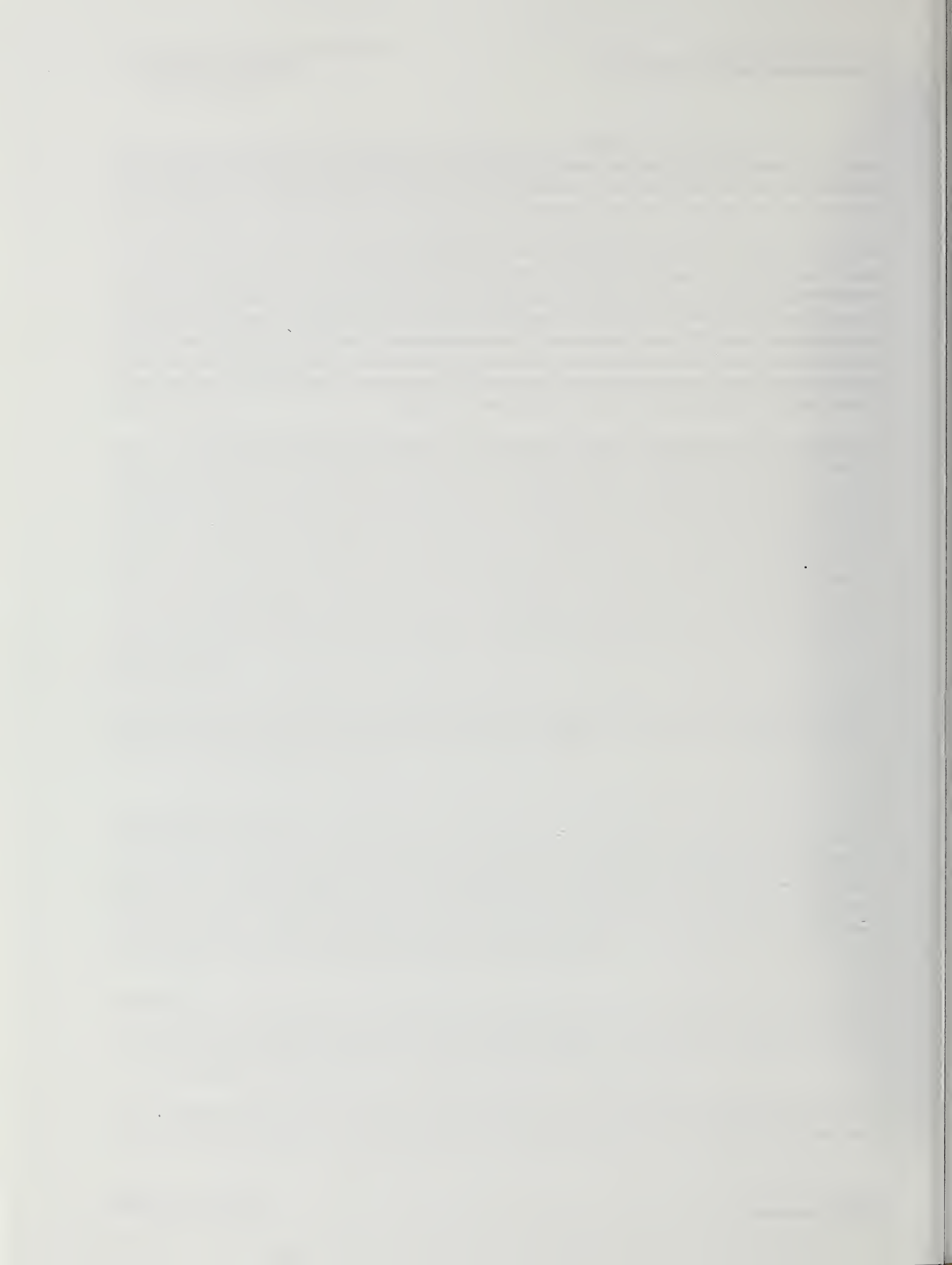
Although the proposed project is not without opposition or controversy, opposition and controversy do not themselves constitute significant environmental impacts, nor do they constitute unusual circumstances that would render use of a categorical exemption inappropriate.

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that

would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historic resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the conditions set for the CEQA Guidelines Section 15332. Therefore, the proposed project would be exempt under Class 32, Infill Development. For the above reasons, the proposed project is appropriately exempt from environmental review.

For the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1338 Filbert Street
Block/Lot: 0524/031-034
Case No.: 2009.0412E
Date of Review: November 12, 2009
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

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PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project involves the rehabilitation of all five structures located on the subject property for use as four single-family residences. (Cottage A and the studio addition, located nearest the street, will be used as a single dwelling). The work includes construction of an addition at the rear of the historic cottages, installation of a below-grade garage, and restoration of the contributing features of the cottages, studio, and landscape. At all cottages, the existing non-contributing rear additions would be removed and replaced by a new three-story addition, running continuously from the north wall of the historic studio to the rear (north) property line. Three of the cottages would also be raised approximately 7 inches in order to accommodate new concrete foundations and to lift the buildings slightly above grade. The currently sloped grade between Cottages A and B and Cottages C and D would be lowered and flattened to match grade at the front of the cottages. Also, gates and a privacy wall would be added in these "alley" locations. Several new window openings would be created at the side elevations of each cottage, and several non-historic windows/doors would be replaced within the historic openings. The roof of the studio would be raised approximately 14.5 inches to accommodate a new stair where the studio wall meets the roof of Cottage A. Both the historic slope of the studio roof and the historic window would be retained. The site would be excavated beneath the cottages to create a sub-grade, single-level, eight-car garage, which would be accessed from a car lift located at the south property line. The garage would require a curb cut but would not require the removal of any street trees. Additionally, the historic landscaping and grape-stake fence, which were both contributory features of the site that have since been removed, would be recreated based upon archival and photographic evidence. Finally, the project would include documentation of the site and buildings through either laser scanning or HABS Level II documentation prior to the issuance of building permits to guarantee accurate reconstruction of any historic buildings damaged during construction and construction monitoring by a qualified historic preservation engineer or architect.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is San Francisco Landmark No. 232: 1338 Filbert Street Cottages, designated in 2001. The property is considered a "Category A" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The four parcels that comprise the 1338 Filbert Street property are located on the north side of the street between Polk and Larkin Streets at the western edge of the Russian Hill neighborhood. The property consists of five (counting the Studio as a separate structure) structures oriented to the west and containing 10 units in total. The 62.5 feet wide by 137.5 feet deep lot (dimensions prior to subdivision) is located below the grade of the sidewalk on Filbert Street. The property is zoned RH-2 (Residential, House, Two-Family) District and is in a 40-X Height and Bulk District. The immediate context is characterized by primarily residential land uses with buildings dating from 1900-1930. The neighborhood generally is characterized by its steeply sloping terrain and a wide range of building types and styles dating from 1850-1930, with a scattering of more contemporary buildings throughout. While portions of the Russian Hill neighborhood have been surveyed as potential historic districts, the immediate blocks surrounding the 1338 Filbert Street site have not been formally surveyed. Moreover, the area contains relatively few individual properties identified in previous architectural or historic surveys.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☒ Yes ☐ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property located at 1338 Filbert Street is designated as City Landmark No. 232 and also appears to be eligible for listing on the California Register under Criterion 1 (Event), 2 (Persons), and 3 (Architecture). Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Landmark Designation Report, dated July 12, 2001, and the Historic Resources Evaluation Report, dated July 22, 2009, provided by Page & Turnbull (attached). Staff concurs fully with the findings of the Page & Turnbull report and refers the reader to this report for a more thorough evaluation of the property's significance.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject property is associated with the aftermath of the 1906 Earthquake and Fire and the post-emergency housing needs of that time. The property is also associated with important periods in San Francisco art history. The period of significance under this criterion is 1907 and the 1930s-1972.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject property is associated with the life of Marian Hartwell, a faculty member of the California School of Fine Arts (now the San Francisco Art Institute). The period of significance under this criterion is the 1930s-1972.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property is an example of vernacular post-earthquake period architecture with a unique siting and court plan. This architecture is characterized by wood-frame construction, rusticity, simplicity, and informality. The period of significance under this criterion is 1907.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Although the property is in poor condition, it retains the features that convey its historical significance.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Staff has reviewed the project proposal and largely concurs with Page & Turnbull's Secretary of the Interior Standards for Rehabilitation (Standards) analysis (see pages 16-20 of the HRE). Based upon this analysis, staff finds that the project would not cause a substantial adverse change in the resource such that the significance of the resource would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The proposed project would retain the residential uses of the historic cottages while reducing the number of units from ten to four, which will bring the buildings more closely into conformance with the prescribed density for the property as well as the historic density at the time that the cottages were constructed in 1907 (four units). While this project would cause a reduction in the number of units associated with the second period of significance (1930s-1972), neither the interior layouts nor the specific residential uses are character-defining features of the property and, therefore, changes to these aspects of the buildings will not negatively impact the site.
- The proposed location of the addition would utilize space on the site that does not currently contribute to the historic character of the landmark and that would require minimal removal of historic materials. Where the addition meets the rear walls of the cottages, the historic openings will be retained and used to access the new spaces.
- The proposed scale of the addition would be compatible with the existing scale of the site and setting. The addition would rise to approximately the same height as the existing retaining wall at the east property line, which currently acts as a backdrop for the historic cottages. It appears that the simple rectangular form and minimally detailed façade of the addition would likewise serve as a backdrop to the cottages. This spatial relationship would allow the addition to recede as a subordinate element of the site.
- The design of the addition would be sufficiently differentiated from the historic buildings through the use of contemporary architectural details while maintaining a compatible appearance through the use of elements such as horizontal wood cladding and framed window openings.
- The proposed changes in height (approximately 7 inches at the cottages and 15 inches at the studio) and grade between the buildings would have a minimal visual and material impact to the primary facades of the buildings and the improved flashing details would increase the longevity of the historic materials.
- The proposed excavation of the site to provide for the below-grade garage would have minimal visual impact to the site upon its completion. The changes to the historic landscaping and brick stairs at the location of the car lift would be in keeping with the character of the site and would not detract from the setting.
- Historic materials dating from the periods of significance (cladding, windows, doors, paving, etc.) would be retained in situ wherever possible and severely deteriorated materials would be replaced in-kind. A conditions survey of the buildings has been conducted to inform the decisions regarding retention and repair or replacement of deteriorated elements.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The design of the new addition and other new features

such as windows and cladding would be clearly distinguished as contemporary features of the site.

- The project would retain distinctive materials and finishes from the period of significance, including the wood siding and wood-frame structure. The project would also salvage and reuse materials taken from the existing rear additions in keeping with the tradition of Marian Hartwell who used salvaged materials in the alterations she made to the cottages.
- If the proposed additions were removed in the future, the essential form and integrity of the site would remain intact.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Staff concurs with the character-defining features listed on pages 10-11 of the attached Historic Resources Evaluation Report, dated July 22, 2009, provided by Page & Turnbull.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be effect by the proposed project.

PRESERVATION COORDINATOR REVIEW

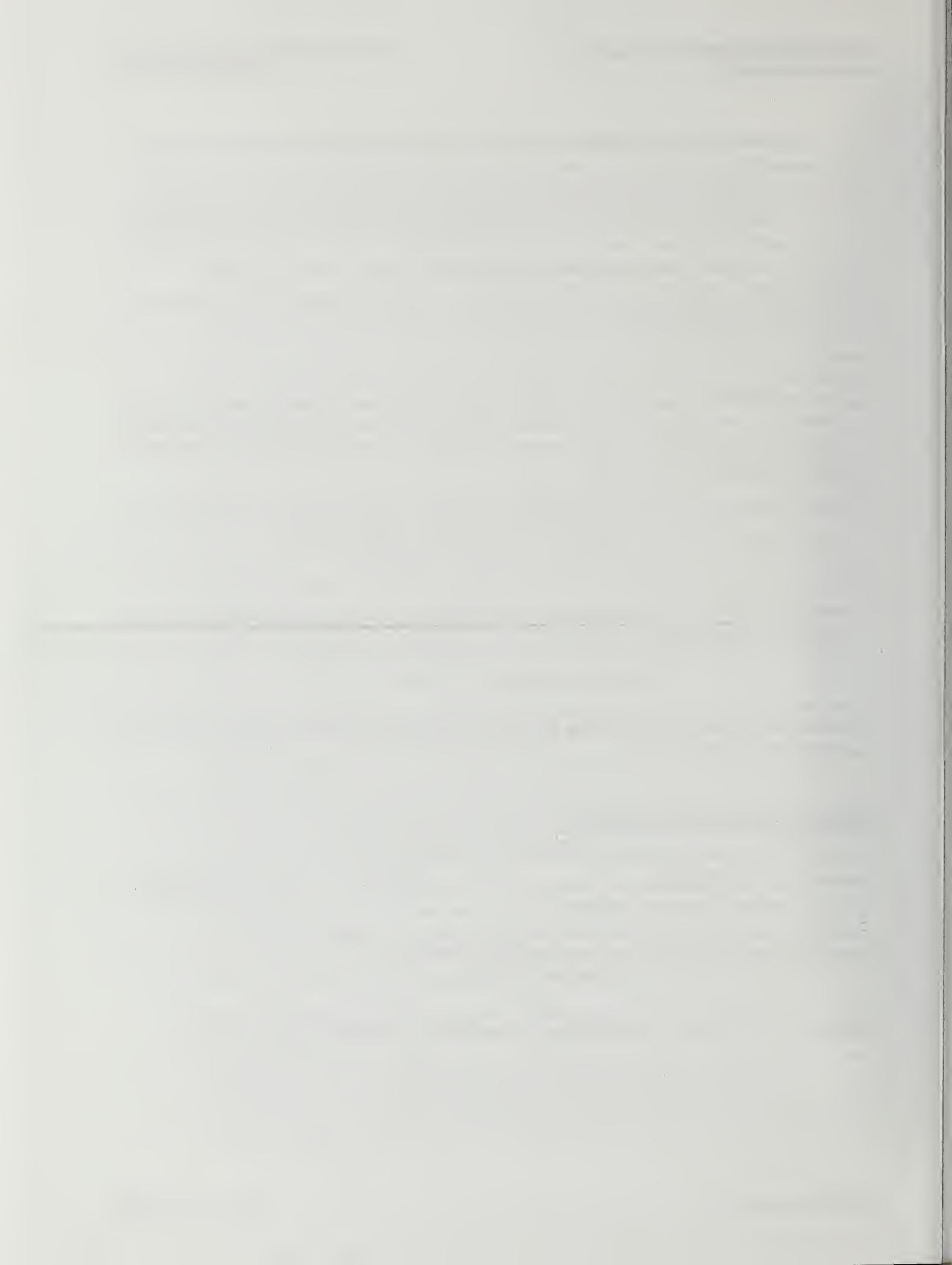
Signature: Tina Tam
Tina Tam, Preservation Coordinator

Date: 11-24-09

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Page & Turnbull and dated July 22, 2009.

SC: G:\DOCUMENTS\Cases\CEQA\HRER\1338 Filbert St\2009.0412E_1338 Filbert.doc



View of artist's studio &
cottages facing northwest







SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0171E
Project Title: Pier 70 – Building 113/114
Foot of 20th Street east of Illinois Street
Zoning: M-2 (Heavy Industrial) District
40-X Height and Bulk District
Block/Lot: 9900/070
Lot Size: N/A
Project Sponsor: Mark Paez - Port of San Francisco
(415) 705-8674
Staff Contact: Pilar LaValley – (415) 575-9084
pilar.lavalley@sfgov.org

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PROJECT DESCRIPTION:

The project site is located on the east side of 20th Street east of Illinois Street within the 65-acre Pier 70 complex that is owned by the Port of San Francisco. Building 113/114 was constructed in 1885-1886 with the eastern and western portions of the building joined by a connector constructed in 1914. This two-block long industrial structure consists of two unreinforced brick buildings with high gable roofs with monitors, projecting piers, arched windows, and simple corbelled cornices and a central reinforced concrete connector. The proposed project is to structurally stabilize the historic unreinforced masonry building to reduce the hazards of potential collapse in a seismic event or loss of load bearing capacity. (Continued on following page.)

EXEMPT STATUS:

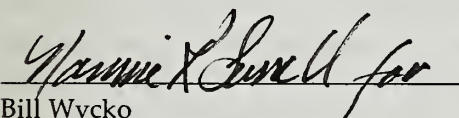
Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(f))

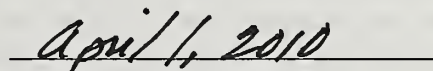
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Mark Paez, Project Sponsor
Brett Bollinger, MEA Division
Pilar LaValley, Neighborhood Planning Division

Supervisor Sophie Maxwell, District 10
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The stabilization project would install steel columns, on the interior, at each structural bay throughout the entire building to reduce the load on the unreinforced masonry walls. The new steel columns would be attached to existing steel roof trusses and would be anchored with new concrete footings. This work is proposed to be temporary such that it would stabilize the building and reduce hazards in the interim period while the Port implements its Pier 70 Master Plan which calls for the full rehabilitation of Building 113/114.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether Building 113/114 within the Pier 70 complex is a historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,¹ the property is designated Category A, a presumed historical resource, because it is identified as individually eligible for listing in the National and California Registers in the adopted Central Waterfront survey. Building 113/114 has also been identified as a contributor to a National Register-eligible Pier 70 in the National Register-nomination prepared by Carey and Company. The draft nomination has been reviewed by the California Office of Historic Preservation, determined complete, and to meet the technical requirements of the National Park Service process for listing properties in the National Register.

In a memorandum dated March 24, 2010, Planning preservation staff determined that Building 113/114 is a historical resource.² As described in the memorandum, the building is eligible for inclusion on the California Register as a contributor to a Pier 70 historic district significant under Criterion 1 (Event) and Criterion 3 (Architecture) with a period of significance from 1884 to 1945. Furthermore, the Building 113/114 appears individually eligible for listing in the California Register under Criterion 3 (Architecture). Constructed in 1885-1886 with a connector added in 1914, the two block long building historically housed the blacksmith, boiler shop, and machine shop. As described in the memorandum, the existing structure retains much of its original integrity with respect to setting, association, feeling, location, design, workmanship, and materials.

The proposed project's installation of steel columns on the interior for temporary stabilization was found to be consistent with the Secretary of the Interior's Standards and would not result in a substantial adverse change in the significance of a historical resource. The proposed work, which will be designed, detailed, and constructed in the most sensitive manner possible to avoid physical impacts to the existing brick walls, would not significantly alter the building's interior or exterior appearance or relationship to other resources in the historic district.³ As noted in the Conceptual Building Stabilization Plan submitted by the Port, the new steel columns will not attach to the masonry walls, and the proposed work, including the gusset connecting the column to existing roof trusses, will be reversible. Existing end-grain wood blocks floor paving to be removed for installation of new footings will be salvaged and stored for

¹ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources, Draft-March 31, 2008. Available at <http://www.sfgov.org/planning/mea>.

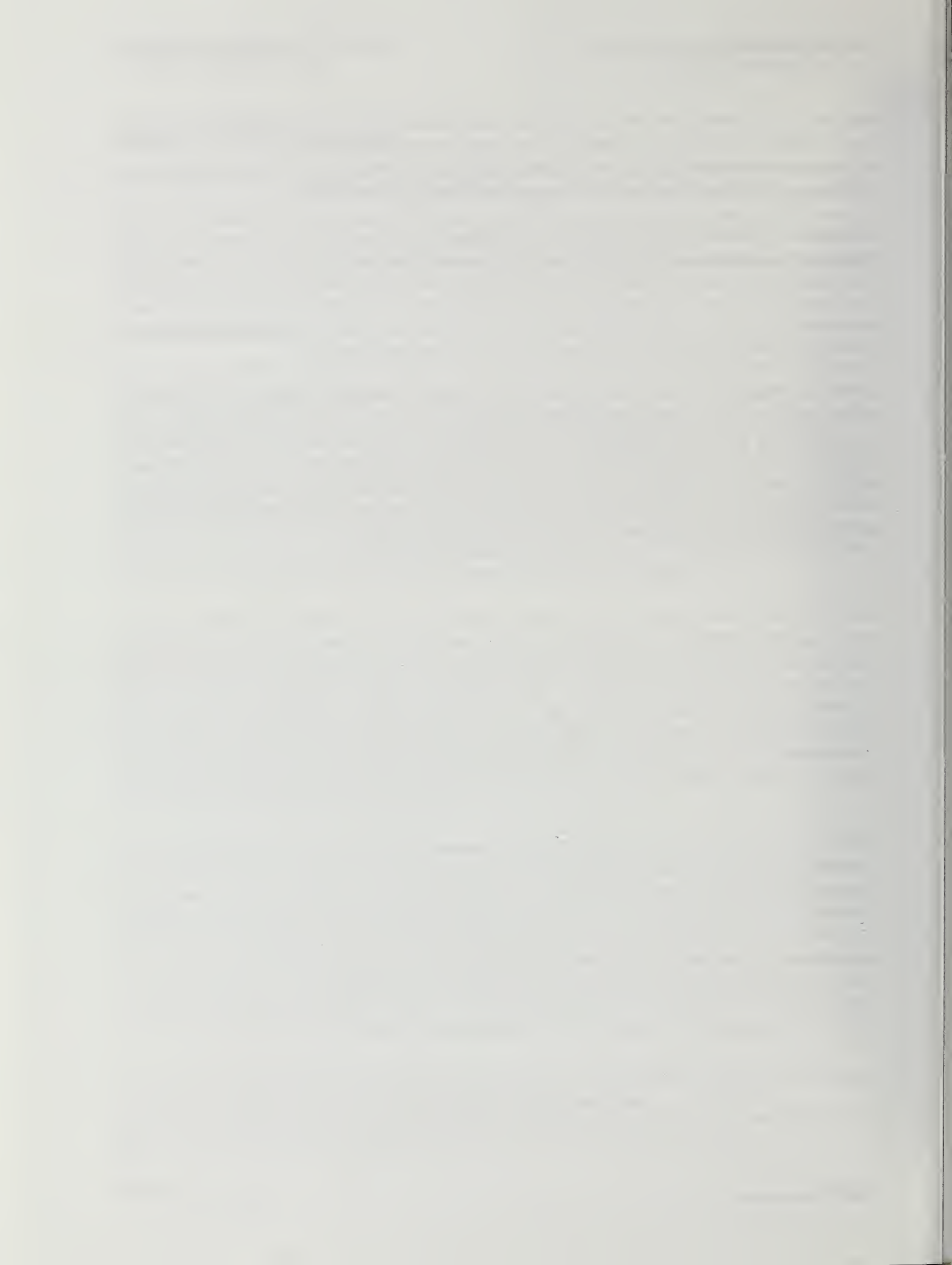
² Historic Resource Evaluation Response Memorandum for Pier 70 – Building 113/114 from Pilar LaValley, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, March 24, 2010. A copy of this memorandum is attached.

³ Ibid.

future reuse. No exterior alterations are proposed and proposed work is not anticipated to be visible from the exterior. Installation of the proposed temporary structural stabilization work is not anticipated to change the status of the building as individually eligible for the California and National Registers or as contributor to the California and National Register eligible Pier 70 historic district.

CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for minor alteration of existing public or private structures involving negligible or no expansion of use. Class 1 includes addition of safety or health protection devices for use during construction of or in conjunction with existing structures. The proposed project would meet these criteria by providing temporary stabilization for a structure that is "redtagged" due to unreinforced masonry construction that poses a hazard due to potential collapse in a seismic event or loss of load bearing capacity.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource as an individually eligible structure and as a contributor to a historic district, and the proposed project would not adversely impact the resource or the historic district. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: Pier 70 – Building 113/114
Foot of 20th Street east of Illinois
Block/Lot: 9900/070
Case No.: 2010.0171E
Date of Review: March 24, 2010
Preparer: Mark Paez
(415) 705-8674 | mark.paez@sfgov.org
Planning Dept. Reviewer: Pilar La Valley
(415) 575-9084 | pilar_lavalley@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The Port proposes to structurally stabilize the historic 1880's Union Iron Works/Bethlehem Steel Machine Shop located at the heart of the National Register eligible Pier 70 Historic District by installing steel columns at each bay on the interior of the exterior masonry walls. The Machine Shop (aka Building 113/114) is located on the south side of 20th Street just east of Illinois Street and is both one of the most valuable and vulnerable historic resources within this eligible district. The approximately 90,000 square-foot building, 492 by 175 feet in dimension, is currently unoccupied and "retagged" by Port Engineers because it has exterior walls of unreinforced masonry construction that pose a hazard due to their potential collapse in a seismic event or loss of load bearing capacity. This hazardous condition is the result of structural deficiencies in the building's original design and construction, the composition of the bricks and mortar, as well as the severely deteriorated masonry walls which in large part appears to have been caused by years of water penetration. The failure of the brick has the potential to set off a series of events that could destabilize the interior steel structural system and lead to a partial or complete collapse of the building and loss of the resource. In addition, the exterior brick walls pose a hazard to the public because they could fall into the street right-of-way and cause injury to people and property (see Attachments 1 and 2 – Pier 70 Site Plan and Photographs of Building 113/114).

PRE-EXISTING HISTORIC RATING / SURVEY

The Port's entire 65 acre Pier 70 property was identified in the San Francisco Planning Department's 2001 Central Waterfront Cultural Resources Survey as an eligible National Register Historic District. Building 113/114 was identified, at a survey level of historic research and analysis, to be eligible, individually and as a contributor to a Pier 70 Historic District.

As part of the Port's Pier 70 Master Planning effort, Carey and Company, Historic Preservation Architects, were retained to provide historic preservation consulting services to the Port. Specifically, Carey and Company's scope included the preparation of a Pier 70 National Register nomination and to advise the Port on a strategy to integrate historic preservation into the Master Plan. The draft nomination has been reviewed by the Office of Historic Preservation, determined complete, and to meet the technical

requirements of the National Park Service registration process for listing properties in the National Register of Historic Places.

The analysis of the significance of this resource in this HRER is based upon the information contained in the Port's Draft Pier 70 National Register Historic District Nomination. The draft nomination includes extensive research and documentation of Building 113/114 and its historic significance (see Attachment 3 - Pier 70 Historic District nomination excerpt - Building 113/114 resource description).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

Pier 70 is a 65 acre historic shipyard in the Central Waterfront bounded by Mariposa Street on the north, 22nd Street on the south, Illinois Street on the west and San Francisco Bay on the east. The site is adjacent to Dogpatch, a locally designated Article 10 historic district to the west and Potrero Hill beyond. The property is located within an M-2 (Heavy Industrial) Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of commercial and light industrial uses to the north and west and the Potrero Power Plant to the south.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; **Period of significance:** Contributes to the eligible Pier 70 Historic District with a period of significance beginning in 1884 and ending in 1945.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The Pier 70 Historic District is significant under Criterion 1 for its substantial role in the birth and development of the national steel hull shipbuilding industry from 1884 to 1945. Union Iron Works was one of the nations leading shipyards and is the oldest continuously operating steel ship repair yard in the country.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

It does not appear that the subject property is associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Pier 70 is significant under Criterion 3 as a district that represents a distinctive and exceptional entity, and that illustrates important trends in industrial architecture from 1884 to 1945. The industrial complex present within the historic district displays the changes that industrial architecture in general, and shipbuilding in particular, underwent during the district's 61 year period of significance. In the Planning Department's 2001 Central Waterfront Cultural Resources Survey, Building 113/114 was determined to be individually eligible for listing in the National Register for its architectural merit.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The eligible Pier 70 historic district retains a moderate to high level of integrity. Building 113 is one of several very significant buildings dating from 1886 to 1918 that comprise the historic 20th Street core of the district and provides important continuity with the site's historic shipyard activity. Building 113/114 retains a very high degree of integrity.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (Go to 6 below.)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

The Port has retained Carey and Company, Historic Preservation Architects, to participate as members of the project team along side its structural engineers to thoroughly assess the condition of the building and to recommend and design a stabilization scheme that would reduce the potential hazard. Although the exact details of the stabilization scheme are still being designed the proposed approach would result in the installation of steel columns, on the interior, at each structural bay throughout the entire building to create a redundant bearing condition in the event of masonry failure. The steel columns would connect to existing steel roof trusses and would be anchored with new concrete footings. The footings would be carefully drilled to minimize vibration and avoid impacts on the masonry walls and their existing foundation. Carey and Company and Port staff will participate in the detailed design for the stabilization scheme in order to minimize the potential to damage or alter the character defining features of the historic resource thereby making the project consistent with the Secretary of the Interior's Rehabilitation Standards. The installation of steel columns to structurally brace the building and reduce the structural load on the masonry walls would partially abate the building's hazardous condition and prevent a catastrophic collapse. The stabilization is being designed so that there would be minimal to no impact on historic materials and the character-defining features of the masonry walls, such as the large arched windows. The goal of the stabilization project is to allow the Port the time necessary to implement its Pier 70 Master Plan which calls for the rehabilitation of this very significant historic resource, which is in very fragile condition.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The proposed stabilization work is part of the Port's long-term plan to rehabilitate the building consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The exact design of the proposed structural shoring is being detailed by the Port's project team which includes Port preservation and engineering staff, Carey and Company, Historic Preservation Architects, as well as OLMM Consulting Engineers. Because the proposed shoring would result in the installation of steel columns and associated footings there would be a visual effect on the interior of the resource. However, because this work would be temporary in nature and is a necessary part of the rehabilitation it would not result in a significant adverse change to the resource (see Attachment 4 – Conceptual Design of Proposed Stabilization). Upon completion of the detailed project design the Port will consult with Planning Department staff to inform them of the design and to obtain comment on the project in an effort to further

minimize potential impacts on historic materials. Additionally, the project includes the preparation of archival documentation of the buildings existing "as-built" condition. Carey and Company will prepare "HABS/HAER-like" archival documentation including detailed measured as-built drawings of a typical bay and black and white archival photographs to create a permanent record of the structure prior to installation of the columns. The installation of footings to anchor the steel columns would be closely coordinated with Carey and Company's to minimize vibration from drilling and impacts to the masonry walls and their foundation.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed alteration would be limited to the the interior of the contributing resource and would not result in adverse effects on adjacent resources within or outside the eligible historic district. The proposed work is necessary to stabilize the historic structure so that it can be rehabilitated as part of the Port's Master Plan for the site.

PRESERVATION COORDINATOR REVIEW

Signature: Tina Tam
Tina Tam, Preservation Coordinator

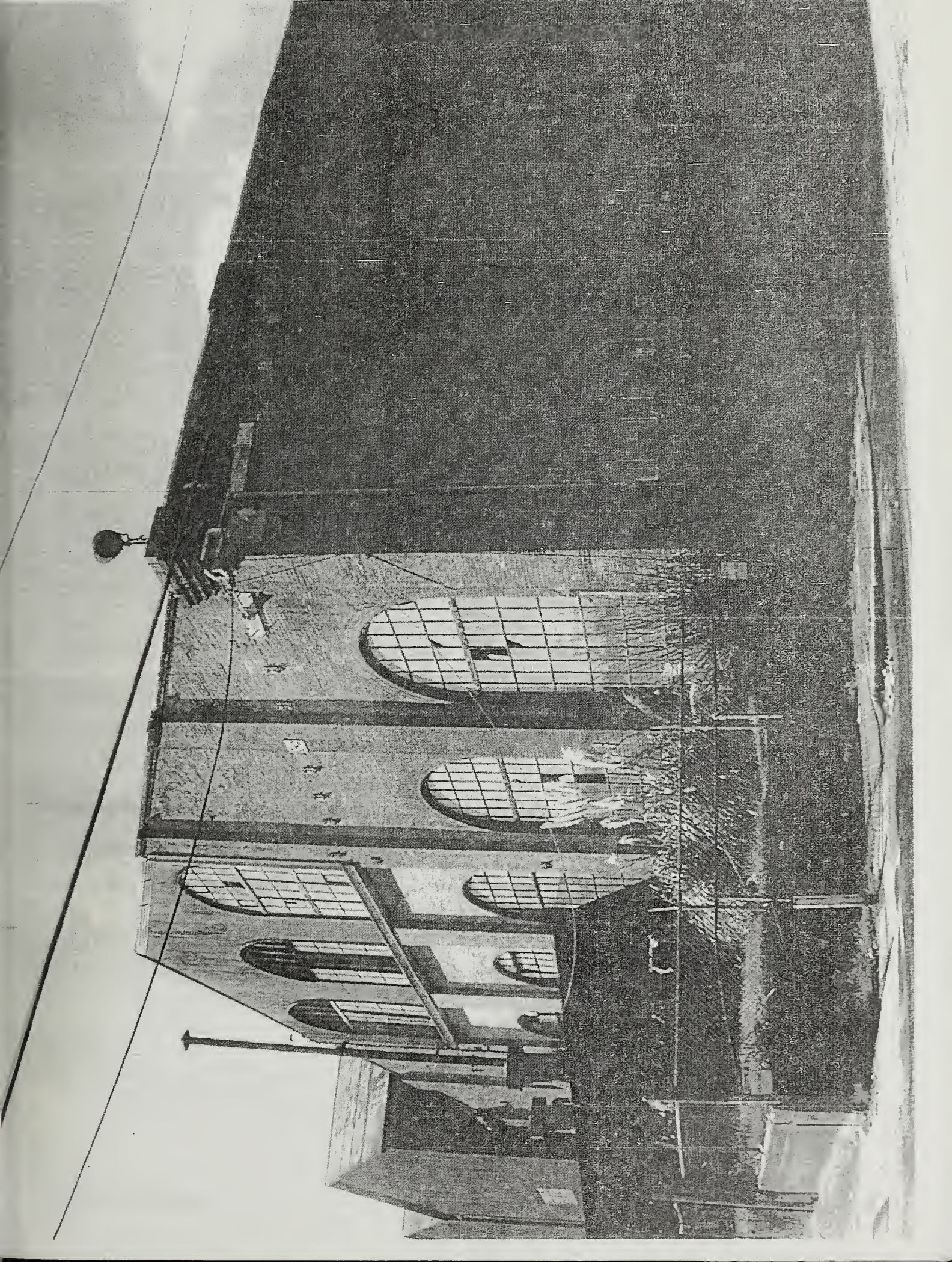
Date: 3-31-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments:

1. Site Plan Pier 70
2. Photographs - Buildings 113/114
3. Excerpt: Draft Pier 70 Historic District Nomination
4. Conceptual Stabilization Plan









SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.0085E
Project Title: 160 San Marcos Avenue
Zoning: RH-1(D) District: One-Family (Detached Dwellings)
40-X Height and Bulk District
Block/Lot: 2861/011
Lot Size: 3,702 square feet
Project Sponsor: Kelton Finney, P.E., Santos & Urritia Structural Engineers, Inc.
(415) 642-7722
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is a vacant lot on the north side of San Marcos Avenue in the Forest Hill neighborhood, located within the block bounded by San Marcos Avenue to the south, Santa Rita Avenue to the east, Mesa and 9th Avenues to the north, and Hawk Hill Park to the west. The proposed project is the construction of a five-bedroom, 4,003-square-foot (sf), single-family home with three levels of living space over ground-floor parking for two vehicles. The building would be 40 feet tall when measured from the existing sidewalk elevation at the front property line and would follow the contour of the property, never exceeding 40 feet above the natural grade line. (Continued on the next page.)

EXEMPT STATUS:

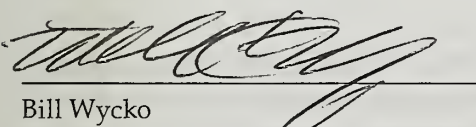
Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS:

See the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Kelton Finney, Project Sponsor
Michael E. Smith, Neighborhood Planning Division
Supervisor Sean Elsbernd, District 7

Virna Byrd, M.D.F.
Distribution List

PROJECT DESCRIPTION (continued):

The project site is on a 43 percent grade, with the rear property line approximately 54 feet higher in elevation than the front elevation, measured from the top of the 12-foot-tall retaining wall at the front property line.

The proposed residence would have a two-car garage on the ground level; a family room and half-bath on the first floor; a living room, kitchen, two bedrooms and bathroom on the second floor; and three bedrooms and two bathrooms on the third floor. An elevator would run from the rear of the garage to the top level.

The project site is not located within any historic or special use district. The project would require a building permit from the Department of Building Inspection.

Site Access: The project site is accessed via a divided roadway that begins at Santa Rita/Mesa Avenues, approximately 500 feet uphill from the project site. The divided roadway dead-ends at Hawk Hill Park, approximately 600 feet west of the project site. Approximately 300 feet west of the project site is an opening in the median, where vehicles can enter the lower portion of the divided roadway. During excavation and construction, truck traffic would be restricted to the upper portion of San Marcos Avenue. This would be accomplished by backing down to the site from Santa Rita/Mesa Avenues. The lower level of San Marcos would remain passable throughout the entire construction operation. Due to the narrow approach to the project site, the City's Transportation Advisory Staff Committee (TASC) would review the project's traffic control plan prior to the project receiving a building permit.¹

Initial Site Preparation (3 to 7 days): During the initial site access and preparation phase of construction, the property line retaining wall would be demolished, an off-street access pad would be excavated, and a ramp would be cut into the hillside to create a route for full equipment access to the site. This phase of the project is projected to take three to seven days, depending on the conditions at the site.

Excavation and Shoring (1 to 2 months): Due to the steep grade of the property, the project sponsor has prepared an engineered shoring plan to ensure the stability of the excavated vertical cuts in the hillside and to support the foundations of adjacent properties during construction. All excavation and shoring activities would be performed under the supervision of the project geotechnical and structural engineers. The final shoring plan would be completed upon approval of the site plan.

Excavation and shoring would be done in sequence working from the top of the site down. For this method, the excavation of the site is divided into a series of sections that generally progress from the back of the site to the front, in multiple passes from the level of natural grade to the bottom of the excavations. The depth of each section is determined by the soil conditions and any surcharge loads from adjacent buildings so that the depth of the cut never exceeds the capacity of the soil. As each section is excavated,

¹ The TASC consists of representatives from the Fire Department, Police Department, MTA Traffic Engineering Division, and Department of Public Works. TASC provides recommendations on construction projects that impact the public right-of-way.

the exposed walls are stabilized by pneumatically placed concrete ("shotcrete") supported by soil anchors ("tie-backs") before the excavation on the next section commences. The tie-backs are steel anchor bars that are cemented into bores drilled into the rock. They are arranged in a grid pattern to support the concrete walls and to resist the lateral forces from the soil and the weight of adjacent structures. Once a section has been excavated and the corresponding section of anchored concrete wall has been placed, that section of the excavation is completely stabilized, and the next section can be safely excavated. The process of installing tie-backs requires grout to be pumped into the bore holes to cement the anchor bars deep into the rock. As the grout is pumped, it is forced into adjacent cracks in the rock formations of the hillside. As a result, this process solidifies and ties together the rock adjacent to the excavated areas.

In the case of 160 San Marcos, temporary tie-backs would extend into adjacent properties to support the side cuts, while tiebacks at the rear of the excavations would extend only into the subject property and would provide permanent lateral bracing. The project sponsor would receive approval from the owners of adjacent properties (150 and 170 San Marcos Avenue) prior to extending tie-backs into their properties. Approximately 1,600 cubic yards of material would be excavated from the project site. Estimating a fluff factor (volume expansion that results from excavation) of 30 percent, an estimated 2,080 cubic yards of excavation spoils would be removed from the project site.

During the excavation and shoring phase, the excavation equipment would be placed on the project site. Excavation spoils would be stockpiled on site and periodically removed as necessary. The access pad at the front of the lot would provide a location for concrete and grout pumping equipment so that equipment would remain off the street. Truck traffic during excavation would be limited to the removal of excavation spoils, and concrete/grout pumping. The number of trucks per day would depend on the rate of excavation and maneuvering logistics at the site that dictate the amount of material that could be stockpiled; however, the overall phase of excavation and laying the foundation is estimated to last one to two months. Trucks would pull up parallel to the property frontage to minimize or eliminate surcharge loads on the retaining wall in the median.

The approximately 2,080 cubic yards excavation spoils would be removed by trucks with a capacity of 10 cubic yards, resulting in approximately 208 trips. Concrete trucks are estimated to deliver grout for the tie-backs and concrete for the retaining walls on approximately ten occasions. Concrete pumping operations during the excavation and shoring phase is estimated to occur on 25 occasions. Therefore, the total number of concrete trucks during the excavation and shoring phase of the project is estimated to be 35 trucks.

Construction (7 to 10 months): Once the excavation and site stabilization phase is complete, the garage area would be available for staging of materials as construction proceeds. Rough framing is estimated to take two to three months, and finishing is estimated to take five to seven months.

REMARKS:

In-Fill Development. California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not obviously or substantially conflict with any such policy, and would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within the RH-1(D) zoning district, where the proposed density of development and uses would be permitted. The rear yard requirement for the subject property is 25 percent of the lot depth, but no less than 15 feet; the proposed building would not encroach into the required rear yard. The proposed project would be consistent with all other applicable zoning plans and policies.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 0.8-acre (3,702 sf) project site is located within a developed area of San Francisco. The surrounding uses consist of residential buildings. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

- c) *The project site has no habitat for endangered, rare, or threatened species.*

The project site is located within a developed community on a hillside that crests approximately 700 feet northwest of the project site. Approximately 600 feet west of the project site is Hawk Hill Park, a 4.5-acre ridge-top natural area that is dominated by sand dunes and scrub habitat.² The California Natural Diversity Data Base (CNDDDB) does not report the occurrence of any sensitive species at Hawk Hill Park. Red-tailed hawks have been observed foraging at Hawk Hill Park, and the complex ground vegetation at Hawk Hill probably provides nesting and foraging habitat for smaller birds; however, the natural area has not been designated as an important bird habitat.³

On November 24, 2009, Planning Department staff surveyed the project area and Hawk Hill Park for special status habitats and evidence of occupation by special-status species or habitats that would support them. Access to the site was severely limited; nonetheless, a visual survey of the site indicated that the site is disturbed and provides habitat for mostly non-native and invasive plant species. Plant species on the project site include several small Monterey pine trees, small shrubs, and pampas grass. The small pine trees and other plants would be removed as part of the proposed project. The trees on the subject property are not Significant Trees as defined by the San Francisco Public Works Code,⁴ thus, their

² San Francisco Recreation and Parks Department, *Final Draft Significant Natural Areas Management Plan*, February 2006.

³ *Ibid.*

⁴ San Francisco Public Works Code Article 16 Section 810A(a)(2) and (3) defines a significant tree as a tree on privately owned property with any portion of its trunk within 10 feet of the public right-of-way, and that satisfies at least one of the following criteria: (a) a diameter at breast height in excess of 12 inches, (b) a height in excess of 20 feet, or (c) a canopy in excess of 15 feet.

removal would not be a significant impact. No special status-plant species were observed during the survey, and, given the small area of the lot (3,200 sf), the proposed project would not substantially affect special-status plant species or substantially diminish or interfere with any plant or animal habitats or animal migrations.

The project could result in the loss or destruction of active bird nests in the trees and shrubs on the project site. In addition, noise and disturbance during excavation and construction could potentially disturb hawks and other nesting birds within the mature trees adjacent to the project site. If construction (including tree removal) occurs during bird breeding season (January 31 through August 31), a preconstruction survey for breeding pairs of birds within the vicinity of the project would be conducted. If no nesting birds are observed, no further action would be required, and construction would occur within one week of the survey to prevent "take" of individual birds that could begin nesting after the survey. If bird nests are observed during the pre-construction survey, a disturbance-free buffer zone, appropriate to the species and proximity of the nest to the project, would be established around the nest tree/shrub until the young have fledged, as determined by a qualified biologist. With this project element, the proposed project does not have the potential to adversely affect active bird nests.

The green hairstreak butterfly (*Callyphors dumetorum*) is a small, nickel-sized butterfly isolated in three remaining remnant habitats within the city: Hawk Hill, a rocky outcropping four blocks to the north of Hawk Hill, and the coastal bluffs of the Presidio. The Department of Public Works has given permission to the nonprofit group Nature in the City to cultivate unused pieces of land along the corridor between Hawk Hill and the rocky outcropping four blocks to the north with street-level plantings of host and nectar sources in an effort to connect the butterfly populations.⁵ The green hairstreak butterfly is not listed on the California Department of Fish and Game's California Natural Diversity Database (CNDDB) or the U.S. Fish and Wildlife Service's Endangered Species Program.⁶ Thus, the development of the project site would not adversely impact any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Across San Marcos Avenue from the project site and in the street median are mature Monterey pine and coast redwood trees – conifer trees with profuse root systems that collect groundwater during the rainy season and are adapted to fog, wind, and dry soil conditions in summer months, when they collect much of their water from fog.⁷ No mature trees exist in the median directly downhill from the project site. The addition of one infill building in an area otherwise covered with buildings and would not result in a significant impact on the amount of water that the trees receive. Thus, impacts on trees in the project vicinity due to a change in groundwater flow would be less than significant.

⁵ Nature in the City, The Green Hairstreak Project, <http://natureinthecity.org/gh.php>, accessed January 13, 2010.

⁶ <http://www.fws.gov/endangered/wildlife.html> and <http://www.dfg.ca.gov/biogeodata/cnddb/>, accessed March 2, 2010.

⁷ During the summer months, a redwood tree may get up to 30 percent of its water from fog, and fog can account for 13 to 45 percent of its water uptake annually (T.E. Dawson, 1998. Fog in the California redwood forest: ecosystem inputs and use by plants. *Oecologia* 11:476-485.)

Based on the conditions discussed above, the proposed project would not have a significant impact on rare, threatened, or endangered species or their habitats, or resident or migratory species or their habitats.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic: The proposed project would result in the construction of a 4,003 sf single-family residence with off-street parking for two vehicles on an existing vacant lot. This increase in land use would not result in a substantial traffic increase relative to the existing capacity of the surrounding street system and would be mostly indiscernible to residents and drivers in the area.

During excavation and construction, truck traffic would be restricted to the upper portion of San Marcos Avenue. This would be accomplished by backing down to the site from Santa Rita/Mesa Avenues. The lower level of San Marcos would remain passable throughout the entire construction operation. During construction, truck traffic would be limited to non-commute hours.⁸ While truck traffic is not advised on the divided roadway, it is of adequate width for access by trucks.⁹ Given the narrow, winding streets and truck advisory, the project sponsor would be required to submit a traffic control plan to the City's Traffic Advisory Staff Committee (TASC) that shows the proposed route for delivery of materials and supplies and for trucks hauling excavated materials.¹⁰ The plan would also show all areas where parking would be prohibited, if necessary, to allow trucks to access the project site, and the dates and times of such parking prohibitions. The TASC representatives from the Fire Department, Police Department, MTA Traffic Engineering Division, and Department of Public Works would provide recommendations on the project. The San Francisco Municipal Transportation Agency (SFMTA) would review the proposed plan and parking restrictions and modify the plan as necessary prior to approval. The Police, Fire, and the Public Works Departments would also review the MTA construction permit to confirm that emergency access remains adequate during all phases of construction. The truck haul route plan would be reviewed by TASC prior to the project receiving a building permit.

Due to their temporary and limited duration, construction-related impacts on traffic generally would not be considered significant. Therefore, the proposed project would not result in any significant adverse traffic impacts.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed new buildings would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

⁸ Rodrigo Santos, S.E., Santos & Urrutia Structural Engineers, Inc., letter to Jeanie Poling, August 28, 2009.

⁹ John Kwong, San Francisco Department of Public Works, Bureau of Streets and Mapping, telephone conversation with Jeanie Poling, San Francisco Planning Department, October 15, 2009.

¹⁰ Dan Arellano, Manager, SFMTA Sustainable Streets, Traffic Routing Services, email to Jeanie Poling, October 16, 2009.

The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted decibels (dBA) at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works. Noise impacts would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significant impact with respect to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the BAAQMD considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gsf, and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The proposed project would create one single-family residence and would not exceed the BAAQMD thresholds. Therefore, no significant air quality impacts would be generated by the proposed project.

The San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). The Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from DBI. The Director of DBI may waive this requirement for activities on sites less than one half-acre that are unlikely to result in any visible wind-blown dust. These regulations and procedures set forth by the San Francisco Building Code would ensure that potential dust-related air quality impacts would be reduced to a level of insignificance.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities would be required.

Other Environmental Concerns

Visual Quality: Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project has a non-reflective façade that would not create a new source of light or glare. The proposed project would comply with the San Francisco Planning Code and the Planning Department's *Residential Design Guidelines*. As described above, the proposed project meets Planning Code requirements for the RH-1(D) Zoning District. Thus, the proposed project would not have a significant impact on aesthetics.

Geology and Soils: A foundation investigation was performed for the proposed residential building at 160 San Marcos Avenue on June 28, 2005,¹¹ and an update of the report with supplemental recommendations was issued on May 2, 2009.¹² The site is primarily composed of surficial dune sands that overlay Radiolarian Chert bedrock. Chert is a hard, brittle sedimentary rock formed primarily from quartz. Locally, it is typically bedded in ribbons, which tend to be more weathered and fractured close to the surface. The geotechnical report notes that the building could be safely supported on spread footings that extend any surface soils to bear on the weathered bedrock materials, which underlie the site. The geotechnical report concluded that the site is suitable for the proposed construction.

The project would require the excavation of approximately 1,600 cubic yards of soil.¹³ Excavations would be made in sequence, and exposures would be limited to a depth that can be supported by the conditions at the site as determined by the geotechnical engineer. All excavations would be monitored by the geotechnical engineer in accordance with San Francisco Building Code. The foundation of the proposed building would be designed for controlled removal of subsurface moisture. In addition, surface runoff from the proposed building would be permanently directed off site via the City's combined sewer/stormwater system, thus reducing surface runoff. Excavation would not be undertaken during inclement weather or if the potential for excessive runoff or erosion is determined to be present.

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design would be considered as part of the Department of Building Inspection (DBI) review process. Background information provided to DBI would provide for the security and stability of adjoining properties and the subject property during construction. Therefore, potential damage to structures from

¹¹ Harold Lewis & Associates Geotechnical Consultants, *Foundation Investigation, Proposed Residential Bldg., 160 San Marcos Avenue*, June 28, 2005.

¹² Harold Lewis & Associates Geotechnical Consultants, *Up-Date of Existing Foundation Investigation Report, Supplemental Recommendations, Proposed Residential Bldg., 160 San Marcos Avenue*, May 2, 2009.

¹³ Rodrigo Santos, S.E., Santos & Urrutia Structural Engineers, Inc., letter to Jeanie Poling, August 28, 2009.

geologic hazards on the project site would be addressed through the DBI requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the Building Code. Any changes incorporated into the foundation design required to meet the Building Code standards that are identified as a result of the DBI review process would constitute minor modifications of the project and would not require additional environmental analysis. In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

Hazardous Materials: The project site is a vacant lot in a residential neighborhood. There is no evidence of current or previous uses on the project site or in the project vicinity that would indicate the presence of hazardous materials on site; thus, the proposed project would not result in significant impact related to hazardous materials.

Neighborhood Concerns. A "Notification of Project Receiving Environmental Review" was mailed on September 24, 2009, to owners and occupants of properties within 300 feet of the project site. In addition, responses to Planning Code Section 311 notification on December 29, 2008, were reviewed for concerns on the proposed project's environmental effects. Twelve members of the public expressed concerns regarding the following issues: (1) construction-period impacts on public infrastructure (roadways, retaining wall, and curbs), parking, and emergency access; (2) noise and vibration impacts during construction due to jackhammers and trucks; (3) dust impacts during construction; (4) slide hazards and soil erosion due to excavation, (5) exposure of hazardous materials due to excavation and transport of excavated soil; (6) impacts on trees, birds, and butterflies; (7) impacts on offsite trees due to diversion of onsite groundwater flow; and (8) glare from the proposed building's mirrored glass façade. All of these concerns have been addressed in this document.

Other issues that were raised by members of the public include clarification of the project approval process and confirmation of the project sponsor's liability for damage to private property and public infrastructure. Since these concerns do not relate to physical environmental effects, they have not been addressed in this document.

SUMMARY

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. As described above, the proposed project is an in-fill development that would meet the conditions set forth under CEQA Guidelines Section 15332. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

For the above reasons, the proposed project is appropriately exempt from environmental review.





160 San Marcos Avenue





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0016E
Project Title: Beach Chalet Athletic Fields Renovation
Zoning: P (Public); OS (Open Space) Height and Bulk District;
Coastal Special Use District
Block/Lot: 1700/001
Project Sponsor: Dan Mauer, Recreation and Park Department
Staff Contact: Don Lewis – (415) 575-9095, don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project proposes the renovation of four existing grass soccer fields with new synthetic turf at the Beach Chalet Athletic Fields. The four soccer fields would be slightly expanded to accommodate modern field dimensions and safety zones. The project includes the installation of ten 60-foot-tall athletic field light standards to allow for evening use. The new light standards would be placed inside the fields and are anticipated to be turned on until 10 p.m. on a daily basis. The project would include the following: installation of 15-foot-tall pedestrian lighting at the northern paths, the parking lot, and the proposed picnic area; the installation of black vinyl fencing around the fields (42 inches tall except behind each of the eight goals where it would be 16 feet tall); the installation of player benches and bleachers at all fields; the installation of picnic tables and barbeque pits at the southeastern corner of the fields; the construction of a new

(continued on next page)

EXEMPT STATUS:

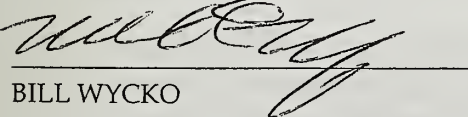
Categorical Exemption, Class 1, 3, and 4 [State CEQA Guidelines Section 15301(d), 15303(d), and 15304(b)]

REMARKS:

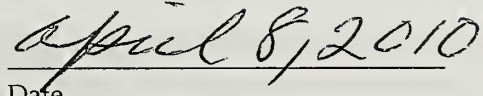
See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Environmental Review Officer


Date

cc: Dan Mauer, Project Sponsor
Supervisor Eric Mar, District 1
Historic Preservation List

Bulletin Board
V. Byrd, M.D.F
Supervisor Carmen Chu, District 4

GOVERNMENT
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PROJECT DESCRIPTION (continued):

maintenance shed; the construction of three new pedestrian pathways paved in a crushed stone aggregate; the renovation of the existing restroom building involving modification of existing openings; the construction of a concrete paved entry plaza surrounding the restroom building with metal railings, seating, and planters; the construction of a concrete raised platform designed to accommodate pedestrian traffic across the fields and spectator seating; the installation of a new play area and structure; the installation of new bicycle racks, drinking fountains, and trash/recycling receptacles; irrigation and storm drainage improvements; and, re-configuration and expansion of the existing 50-space parking lot to accommodate approximately 20 additional stalls. The project would also involve the removal of 14 trees.

Project construction would be approximately 10 months and would require standard earth moving equipment for grading, large trucks for hauling, and a small crane to lift the proposed light standards. The project area is approximately 473,300 square feet in size and is located in the western part of the Golden Gate Park, close to the Great Highway and the Beach Chalet Restaurant. The existing Golden Gate Park is approximately 1,017 acres in size while the Beach Chalet Athletic Facility is approximately 10.9 acres in size. The Golden Gate Park is listed on the National and California Registers of Historic Places as a historic district containing 133 contributing resources. Both the soccer fields and the restroom building at the Beach Chalet Athletic Fields are listed as contributing features of the park. The project site would remain an urban park.

REMARKS (continued):

The Beach Chalet Athletic Fields is one of the primary athletic facilities for ground sports in San Francisco. These fields were built more than 75 years ago and were last renovated in 1998. As part of the Recreation and Park Department's (RPD) rest and re-growth program, one of the four existing fields is always out of use, leaving just three fields for play. Due to the heavy use, abundant gopher holes, and year-round wet conditions, these fields are in poor condition and require a considerable amount of maintenance. The renovation of Beach Chalet Athletic Fields with lights and synthetic turf would increase the amount of playtime on these fields. According to the RPD, the project would substantially increase the amount of use of the facilities. Currently, the field can host 4,738 hours of annual play while the proposed project would add 9,582 hours of new play each year. Since the synthetic surface is more suited for heavy use and requires no irrigation or trimming, implementation of the proposed project would reduce field maintenance and would save approximately 1.5 million gallons of water per field each year.

The synthetic turf is comprised of three components: fiber, infill and backing. The fiber, which consists of polyethylene, is soft and extremely durable. The playing surface would use an infill between the turf fibers to provide stability. The infill would be comprised of about 70% styrene butadiene rubber (SBR) and 30% sand. The SBR infill, commonly called "tire crumb", is recovered from scrap tires and from the tire re-treading process. The fiber and infill are supported by a

backing that is made up of a combination of permeable woven and un-woven polypropylene fabrics that provide strength and vertical drainage.

General Plan Consistency: The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The Planning Department reviewed the renovation of six athletic playfields from grass to synthetic turf which included the installation of field lighting, fencing, irrigation, and other landscape and building improvements. The proposed project at Beach Chalet was included in this review. On May 17, 2007, the Department determined that the projects were consistent with the Eight Priority Policies of Section 101.1 of the Planning Code, that there would be no adverse effect on parks and open space or their access to sunlight vistas, and is in conformity with the General Plan.¹ Therefore, the proposed project would not obviously or substantially conflict with any such policy, and would be consistent with the San Francisco General Plan and with applicable zoning designations.

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the project site is a historical resource as defined under CEQA. As described in the attached Historic Resource Evaluation Response (HREER) Memorandum, the Beach Chalet Athletic Fields (the soccer fields and restroom building) are contributing features of the National Register-listed Golden Gate Park historic district.² The Golden Gate Park is historically significant under Criterion 1 (Events) and Criterion 3 (Architecture) in the areas of landscape architecture and social history as "one of the pioneering examples of the large urban park in the United States" and as "the first naturalistic landscape park in the west."³

The soccer fields and the restroom building were constructed in the 1930s and fall within the Golden Gate Park's period of significance (1871 to 1943). The historic integrity of Golden Gate Park appears to be substantially intact as it retains its character-defining spatial relationship between evergreen forest and open meadows, its curvilinear road system, its setting and feeling, and its consistent use as an urban park. An aerial photograph from 1938 shows the fields in approximately the same configuration as they exist now with notably less vegetation covering the sandy soil at the fields' perimeter. Judging from historic photographs, the character and size of the fields and its planted edge has not changed significantly over the past 50 years. There is no indication that the exterior features of the restroom building have changed significantly since their construction in the 1930s.

¹ Memorandum from Dean Macris, Director of Planning, to Yomi Agunbiade, General Manager of San Francisco Recreation and Park Department, May 17, 2007.

² Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Don Lewis, Planning Staff, Major Environmental Analysis, April 5, 2010.

³ Nelson, Douglas. NPS Form 10-900, Golden Gate Park. July 2003, revised June 2004. On file for review at the SF Planning Department, National Register Historic District Files, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

The Planning Department determined that the proposed project would be consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties (Secretary's Standards)* and the *Guidelines for Rehabilitating Cultural Landscapes (Guidelines)* for the following reasons. The proposed changes would maintain a historic use in keeping with the established pattern of development at this end of the park. The project would preserve the large, unobstructed field set in the existing earthen bowl edged with shrubs and trees. The project would respect the existing topography of the site, would maintain the densely planted edge that visually separates the bowl from the surrounding parkland, and would strengthen the visual boundary between the fields and the Millwright Cottage/Murphy's Windmill site. The existing circulation pattern of Golden Gate Park would remain essentially unchanged as the project will not require any re-routing of roads or paths while the new paths would be in keeping with the character of the historic curvilinear roads and pathways. While the project would slightly enlarge the space dedicated to the soccer fields (by approximately 6% or 19,300 square feet) and to the parking lot (by approximately 25% or 8,740 square feet), the relatively small scale of the added area will not add a significant portion of newly developed land to the site relative to its overall size.

The project would remove the existing natural turf at the soccer fields and replace it with synthetic turf. While the *Guidelines* recommend in-kind replacement of historic vegetation wherever possible, they also allow for appropriate modifications where a historic material has proved to be technically, economically, or environmentally unfeasible. In such cases, it is recommended to consider substitute materials that convey the same visual appearance as the historic material. Preservation staff finds that the proposed turf replacement is justified due to the technical, economic, and environmental advantages the synthetic turf would provide over the historic natural turf. The new material would increase the safety, performance, and accessibility of the fields while reducing maintenance costs and water usage. Given the constraints of the urban setting, it would not be feasible to accommodate RPD's desired level of field use with natural grass. Moreover, staff finds that the proposed synthetic turf would closely match the visual appearance of the natural turf in terms of color, texture, and feeling as shown in material samples and existing City installations.

The project would also introduce several new features to the site. The proposed structures (entry plaza and raised platform; play structure; light standards; fencing; and maintenance shed) have been designed to reduce their visual impact on the historic landscape by minimizing the scale and number of facilities within the context of project requirements. They have also been designed in a manner that is compatible with the historic topography, spaces, and features of the site. The project would create a horseshoe-shaped paved plaza around the restroom building and an approximately 18-inch-tall platform across the center of the fields to create accessibility and spectator seating. Both are designed with low profiles and are symmetrical in plan, reflecting both the symmetry of the soccer fields and of the restroom building plan. The plaza would be built into the existing hillside between the restroom building and fields, replacing the existing crumbling asphalt apron surrounding the building. The concrete material of both structures would be colored to match the earth tones of the existing landscape. The plaza would also be surrounded by new vegetation that would soften its edge and allow it to blend more easily into the landscape.

The proposed play structure would be of open design that is relatively transparent to keep the views across the area open. In contrast to the plaza and platform, the play area and structure would have a curvilinear shape that reflects the existing topography around the site, allowing the feature to more easily blend into the landscape. The proposed light standards are utilitarian in appearance and are of the minimum height and number required for safe play. While relatively tall features, they are in keeping with the height of the taller trees surrounding the fields and would not detract from the overall character of the site. The proposed pedestrian light standards would be in keeping with the low-profile lighting used elsewhere in the park. While the lighting plan would alter the use of the fields by extending the hours of operation, Staff finds that this change is in keeping with the historic recreational character of the site. The lighting would also be automated so that the hours of illumination can be strictly controlled. Currently, the project sponsor plans to turn off soon after play ends around 10 p.m. and whenever the fields are not in use. This feature would thereby minimize the number of hours during which the site is artificially lit and would largely preserve the historic night-time character of the site and the park.

The proposed fencing would be shorter by 4.5 feet in most areas than the existing 8-foot-tall chain link fence that surrounds the fields and would be in a color that more easily disappears in the backdrop of the vegetation. Lastly, the maintenance shed would be located in the parking lot and would not detract from the existing utilitarian character of the space. The design would be in keeping with the style and design of the restroom building without mimicking the details of the historic building.

In addition, the project would introduce new furnishings (benches and bleachers; picnic tables and barbeque pits; and new bicycle racks, drinking fountains, and trash/recycling receptacles) to the proposed project. The majority of these furnishings would be located at the perimeter of the site where they would cause a minimal disruption to the large, unobstructed grass field. All of the furnishings are designed with simple, low profile lines that allow them to blend into the surrounding landscape, and would improve the operation of the athletic fields without harming their historic character.

The restroom building rehabilitation would be in accordance with the *Secretary's Standards* for the following reasons. The restroom building would be maintained as a restroom facility and concession stand. The new concession use would require minimal change to the building and would have no impact on the distinctive features of the building. The building's irregular "T" plan, cast-concrete walls, asphalt-sheathed hipped roof with over-hanging eaves and curvilinear wood brackets, recessed panel wall detailing, concrete lattice window vents, and rectangular openings would be retained. The project would modify the hipped roof by extending the existing slope of the roof by approximately four feet at the perimeter of the building to create a peak where it is now flat in the center. This change would not significantly alter the overall form of the roof. The project would also modify the pattern of window and door openings. These changes would be in keeping with the vernacular character and informal pattern of historic openings. The proposed new door openings would be rectangular in form, in keeping with the historic shape of the building's openings, and would be differentiated by the use of modern doors or panels. The historic window vents would retain their concrete lattices. The essential form and materials of the building would be retained.

Staff finds that the proposed project is in keeping with the intent of the *Guidelines* and the *Secretary's Standards*, and that the proposed project is minor in the larger context of the entire park and would have no impact on Golden Gate Park's ability to convey its historical significance. The proposed project would not cause a substantial adverse change in the significance of the Beach Chalet Athletic Fields or the Golden Gate Park such that the significance of the historic district would be materially impaired.

The Golden Gate Park contains several Article 10 Landmark buildings and structures, including Landmark No. 179: The Beach Chalet (also listed on the National Register as an individual resource) and Landmark No. 210: The Millwright's Cottage and Murphy's Windmill, which are located within approximately 300 feet of the project site. Due the density and height of the vegetation between the field area and the landmarks, most alterations at the Beach Chalet Athletic Fields would be imperceptible from the landmark sites, thereby preserving their historic setting. The exception would be the field light standards, which may be visible above the trees, and the pedestrian light standards, which would be located along the paths between the fields and the Beach Chalet restaurant.

Regarding the pedestrian lighting, the proposed standards would be in keeping with the low-profile lighting used elsewhere in the park and would add minimal indirect lighting to the landmark sites for several hours in the evening. Therefore, these pedestrian lighting would have no significant adverse effect on the adjacent resources.

Regarding the field lighting, the new field light standards may be visible through the trees from certain views at the edge of the Beach Chalet restaurant site and the Millwright's Cottage/Murphy's Windmill site, and the illumination would be visible at night. During the day, during which time the landmark sites are primarily used, the effect of the ten light standards would be minimal due to their limited number (ten) and their relative size in comparison to the vast soccer field site. The impact of the features is also diminished by the distance from which they will be seen, ensuring that they would not dominate the views from any perspective at the landmark sites. At night the impact of the lighting would be slightly greater; however, Staff believes that the level of indirect light that would be added to the landmark sites would be minimal given that these sites are already illuminated indirectly by the adjacent street lighting from the Great Highway or other streets. As noted above, the lighting would be automated so that the hours of illumination can be strictly controlled. Currently, the project sponsor plans to turn off soon after play ends around 10 p.m. and whenever the fields are not in use. This feature would thereby minimize the number of hours during which the site is artificially lit and would largely preserve the historic night-time character of the site and the park. Furthermore, the nighttime renderings provided by the project sponsor show that the indirect lighting from the fields would be less than that radiating from the street lighting along Great Highway as viewed from Ocean Beach. Therefore, the evening setting of the Beach Chalet restaurant would be largely preserved. For these reasons, the proposed lighting at the Beach Chalet Athletic Fields would not have an adverse effect on the settings of either landmark. Therefore, the project would not have a significant adverse impact on any eligible off-site historic resources.

Archeological Resources: The project would require excavation to a depth of approximately 10 feet below the existing ground surface (bgs) for the installation of ten 60-foot-tall light standards and approximately 5 feet bgs for other project elements. The Planning Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources are expected within project-affected soils would be affected.⁴

Biological Issues: On January 27th, 2010, May & Associates conducted a biological assessment with the primary intent to identify any potentially significant biological resources at the project site that may be adversely affected by the project.⁵ The project area includes landscaped turf within the existing soccer fields, landscaped forest area around the perimeter of the fields, and existing structures. The majority of vegetation is comprised of landscaped, cultivated species such as Monterey cypress trees, Myoporum shrubs, and turf grass. Very few native plant species were detected in the study area.

According to the biological assessment, the project site has a low potential to support special-status plant species due to the lack of native plant species, the lack of intact native plant communities, and the disturbed and heavily managed condition of the area (e.g. mowed, pruned, landscaped, or otherwise disturbed by recreational use and ongoing landscaping). The project site is also unlikely to support special status wildlife species known from the vicinity of the project. According to the California Natural Diversity Data Base (CNDDB) records, two special-status bird species (California black rail and bank swallow) were listed to occur within the subject area and surrounding quadrants. However, since there is no marsh habitat present at the project site that could support California black rails, and since there are no tall vertical sandy substrate bank habitats that could support nesting bank swallows, the proposed project is not anticipated to disturb special-status wildlife species.

Although the vegetation lacks an extensive native plant component, it nevertheless provides suitable forage and shelter for a wide variety of common and uncommon (migratory) wildlife bird species. Construction of the project would eliminate about seven acres of natural turf that is utilized for foraging by a variety of wildlife species. The loss of the natural turf would incrementally contribute to an overall loss of foraging habitat for common and migratory birds in the region. However, there are over 203 acres of similar open grassy areas in Golden Gate Park alone, including similar turf areas near the project area (e.g. the nearby golf course, the archery range, and the bison paddock) that can support wildlife foraging activities. Additional open areas are present at Lake Merced, Stern Grove/Pine Lake Park, McCoppin Square, Sutro Heights Park,

⁴ Archeological Response for Beach Chalet Athletic Fields Renovation, Memorandum from Don Lewis/Randall Dean, Major Environmental Analysis, January 28, 2010. This document is available for public review at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2010.0016E.

⁵ May & Associates, Inc., "Biological Site Assessment, Beach Chalet Soccer Field Improvement Project," February 4, 2010. This report is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in project file No. 2010.0016E.

Lincoln Park, and also at scattered lawns and open spaces along the Great Highway, at Fort Funston, and on nearby Golden Gate National Recreation Area (GGNRA) lands.

The non-native landscape trees that line the soccer fields may provide suitable nesting habitat for a variety of common bird species. This project site is located in an urban area and there is a relatively high level of noise and human disturbance in and around the trees. Some tree removal is proposed as part of the project. Although trees that may support nesting birds would be removed for the project, the loss of trees is incremental, and there are abundant similar adjacent forested areas that can be used for bird nesting.

Hortscience conducted a Tree and Large Scrub Report for the proposed project which included the following: a survey of 130 trees and large shrubs within the project area; an assessment of the suitability for preservation of each tree and large shrub; an assessment of proposed plans and recommendations for action; and guidelines for tree and large scrub preservation during the design, construction, and maintenance phases of development.⁶ All of the 130 plants that were surveyed were installed as landscape development and none are native to San Francisco. The results of this survey are summarized below.

The 66 surveyed Monterey Cypress trees were generally mature in size, and the overall condition was fair (32) with 17 in poor condition, 15 in good, and 2 in excellent condition. The 53 surveyed Myoporum shrubs were mature and over-mature in size, and their overall condition was poor (41) with 10 in fair condition, and 2 in good condition.⁷ Also located at the project site were the following: 6 Monterey Pines were all in poor condition; 3 Italian Stone Pines were in poor (2) and fair (1) condition; and one Pittosporum shrub was in fair condition. Hortscience then rated each of the 130 plants for suitability for preservation based upon its age, health, structural condition, and ability to safely coexist within a developed environment.

The project would require the removal of 44 shrubs and 14 trees located within and immediately adjacent to the project area. Demolition and clearing in the area of the bathroom and parking area would be extensive and numerous shrubs are in this location. Of the 42 shrubs that would be removed, 42 have poor suitability for preservation while 2 have moderate suitability. In the area of the proposed maintenance shed, 7 trees would be removed. These trees are considered younger and not scenic, and the majority of these trees have poor suitability for preservation (5) with 2 trees having moderate suitability. The remaining 7 trees are either dead, largely dead, or have poor suitability for preservation. As part of the project description, and congruent with RPD's policies and their routine urban forestry maintenance practices, the project would meet or exceed a one to one tree replacement for every tree removed.

⁶ Hortscience, Inc., "Tree and Large Shrub Report, Golden Gate Park Soccer Fields," March 17, 2010. This report is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in project file No. 2010.0016E.

⁷ Approximately 80 to 100 additional myoporum shrubs were present on the site but were not individually evaluated. Most were located on the northwest and southeast sides of the property. Growth form and condition were similar to the above: mature plants in poor condition.

The RPD routinely follows the requirements of the federal Migratory Bird Treaty Act (MBTA) when conducting tree removal activities in order to prevent the loss or destruction of active bird nests. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and seabirds. The following bird species, which were observed foraging at the project site, may also nest in or near the project: woodpeckers, bushits, chestnut-backed chickadees, Cooper's hawks, and red-shouldered hawks. To reduce potential for effects on nesting birds from non-native tree removal, the MBTA recommends that construction should occur outside the bird nesting season (January 15 to August 15). Bird nesting season is generally recognized to be from March 15 to August 15 in most areas of California, but can begin as early as January 15th in the San Francisco area. If construction during bird nesting cannot be fully avoided, preconstruction nesting surveys are conducted prior to work in order to comply with the MBTA. The MBTA makes it unlawful to "take" (kill, harm, harass, shoot, etc.) any migratory bird listed in 50CFR 10, including their nests, eggs, or young. Pursuant to the MBTA, the project sponsor conducts preconstruction bird nesting surveys within 7 days of the start of construction (i.e. active ground disturbance). If active nests are located during the preconstruction bird nesting survey, RPD contacts the California Department of Fish and Game for guidance on obtaining and complying with a Section 1081 Agreement, which may include setting up and maintaining a line-of-site buffer area around the active nest and prohibiting construction activities within the buffer; modifying construction activities; and/or removing or relocating active nests.

Migrating birds, such as songbirds, can be affected by human-built structures because of their propensity to migrate at night, their low flight altitudes, and their tendency to be disoriented by artificial light, making them vulnerable to collision with obstruction.⁸ In addition, birds migrating at night are strongly attracted to sources of artificial light, particularly during periods of inclement weather.⁹ Exposure to a light field at night can cause alteration of a straight flight path, and the change in flight path would keep the bird near the light source longer than if the light path remained straight.¹⁰ Brightly lit buildings can confuse migrating birds, trapping them in the bright light, which they are reluctant to fly out of, until they are exhausted or collide with a building.¹¹ Confused by artificial lights, blinded by weather, and unable to see glass, large numbers of birds have been documented being injured or killed by colliding with buildings in eastern and Midwestern North America.¹²

The project site is not currently lit at night, and the project would create an area of new lighting adjacent to lit areas such as the Great Highway. As discussed above, new lighting would create a risk for birds if it resulted in collision potential. New buildings taller than 100 feet in height would constitute a substantial increase in obstacles within flight paths of migratory birds. The

⁸ Gauthreaux, S.A. Jr. and C. Belser., *Ecological Consequences of Artificial Night Lighting: Effects of Artificial Night Lighting on Migrating Birds*, Island Press, Washington, 2006.

⁹ Ibid

¹⁰ Ibid

¹¹ Keyes, T., *Building Bird Strike Study*, The Citizen Scientist, Non-game-Endangered Wildlife Program, 2005.

¹² Ogden, L.J., *Collision Course: The Hazards of Lighted Structures and Windows to Migrating Birds*, Wildlife Damage Management, Internet Center for Fatal Light Awareness Program, University of Nebraska, 1996.

project proposes ten 60-foot-tall light standards that would be spread out over four soccer fields. It is not anticipated that these light standards, which are relatively low in height, narrow in diameter, and have no glass surfaces, would create a new strike hazard for migrating birds that could result in the loss of substantial numbers of birds.

For these reasons, the proposed project would not have the potential to result in any significant impacts on biological resources.

Transportation Impacts: Fehr & Peers completed an assessment of the potential transportation impacts due to the proposed project and their assessment is presented below.¹³ Trip generation of the proposed project was calculated by Fehr & Peers. In their assessment, during a typical peak use on Saturday between 11:30 a.m. and 1:30 p.m., approximately 65 additional one-way vehicle trips would be introduced from the new field capacity. Since these new trips would be geographically distributed among several approach and departure routes, this would result in only small increases in traffic at any individual location compared to the existing traffic levels. Assuming a worst case scenario where all the additional vehicles leave within an hour, this would result in an additional 33 vehicles on the routes exiting the field site.

Intersection operating conditions are characterized by the concept of Level of Service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions, with extremely long delays; LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco.

On Saturday, September 12, 2009 from 11:30 a.m. to 1:30 a.m., Fehr and Peers conducted a site visit while the fields were being fully utilized to determine the existing traffic and parking demand within the vicinity of the sports fields. The facilities were at full capacity with three active soccer games and teams waiting to follow. The following unsignalized intersections were studied: John F. Kennedy Drive /47th Avenue, John F. Kennedy Drive/ Bernice Rodgers Way, and Bernice Rodgers Way/Martin Luther King Jr. Drive. All of these intersections were determined to be operating at LOS A, as motorists were viewed as generally able to maintain desired speeds and face little or no delay waiting at intersections. With the addition of approximately 65 additional vehicle trips, the impact to these studied intersections would be negligible.

During their survey, the majority of vehicles parked in the area were from people using the soccer fields. The parking lot for the fields was fully occupied during the games and excess vehicles parked on John F. Kennedy Drive between 47th Avenue and John F. Kennedy Drive. Of the 100 cars observed, 60 were observed in the parking lot while 40 were observed on street. According to Fehr & Peers' analysis, the proposed project would generate an additional 30 vehicles for a total of approximately 130 parked vehicles. The existing parking lot holds 50 parking stalls, and with the proposed project there would be an addition of 23 spaces for a total of 73 parking spaces. Assuming 20 feet per parked car, the parking capacity on John F. Kennedy

¹³ Fehr and Peers Transportation Consultants, September 30, 2009. This document is available for public review at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2010.0016E

Drive from 47th Avenue to John F. Kennedy Drive is 98 parking spaces. Therefore, the proposed parking supply of 171 parking spaces could handle the anticipated demand of 130 vehicles without parked cars extending beyond 47th Avenue or John F. Kennedy Drive.

Therefore, the proposed project would be adequately served by the existing circulation network and parking facilities. The magnitude of additional traffic would be so small compared to the existing traffic that the intersections and surrounding roadway network are expected to maintain current operations after the project is completed. In addition, the proposed project would encourage and support bicycle and pedestrian access and would not substantially increase pedestrian and bicycle hazards.

Synthetic Turf Concerns: Demand and popularity of synthetic turf fields has increased dramatically with the development of synthetic turf technologies. This has resulted in a heightened level of scrutiny regarding environmental and health impacts of synthetic turf materials. To address this concern, RPD began consulting the city's Department of Environment (DOE) and Department of Public Health (DPH).¹⁴ After consulting with colleagues in their respective fields and reviewing available research, neither department found an unacceptable or imminent risk that warranted a moratorium on synthetic turf installation in San Francisco. To further explore potential issues with the use of synthetic turf, the Recreation and Park Commission (Commission) established the Synthetic Playfields Task Force (Task Force) to review, discuss, and evaluate existing scientific research on synthetic turf playfields.¹⁵ On October 2, 2008, the Commission approved their recommendations. The proposed product that would be used at the project site would meet or exceed all parameters established by the Task Force. In addition, the proposed product would also meet all the requirements of the new turf standards that were developed in consultation with DOE, which include heavy metal and material content, end-of-life recycling plans, and post-consumer recycled content requirements.

Visual Quality: Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project, which includes the installation of ten 60-foot-tall light standards, would not result in such a change.¹⁶ The proposed light standards would be spread out over four soccer fields and would primarily be located inside the fields. The project would not adversely affect day views in the area. It is possible that the new lighting would affect the night sky on private views. Nonetheless, the change in views would not exceed that commonly expected in an urban setting, and the loss of those private views would not constitute a significant impact under CEQA.

¹⁴ The San Francisco Public Utilities Commission was also consulted.

¹⁵ The Task Force was comprised of 16 members from various city agencies including other experts such as a representative from California Environmental Protection Agency and a doctor from UCSF.

¹⁶ The project also proposes lighting in other areas that would generally be limited to a minimal amount of pedestrian lighting for safety.

Conclusion

CEQA State Guidelines Section 15301(d), or Class 1, provides an exemption for restoration or rehabilitation of deteriorated or damaged structures and facilities. The proposed project would expand and re-configure the existing parking lot, and would renovate the existing restroom building. Therefore, the proposed project is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15303(d), or Class 3, provides an exemption from environmental review for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. An example would include water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. The proposed project would install new 60-foot-tall light standards, fencing, player benches, spectator seating, a maintenance shed, three pedestrian pathways, picnic tables, barbecue pits, an entry plaza, a play area, and new street/parking lot and pathway lights. The project also includes irrigation and storm water/drainage improvements. Therefore, the proposed project is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15304(b), or Class 4, provides an exemption from environmental review for minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. An example would include new gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping. The project would replace four existing grass soccer fields with new synthetic turf, would provide new landscaping, and would not remove any healthy, mature, scenic trees. Therefore, the proposed project is exempt from environmental review under Class 4.

In addition, CEQA Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. As outlined above, it was determined that there is no possibility that the proposed project would have a significant effect on the environment. Therefore, the project is also excluded from further environmental review under the "General Rule" found in CEQA Guidelines Section 15061(b)(3).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant environmental effect, and there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Don Lewis
Project Address: Beach Chalet Athletic Fields, Golden Gate Park
Block/Lot: 1700/001
Case No.: 2010.0016E
Date of Review: April 5, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

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PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposed Project is renovation and expansion of the Beach Chalet Athletic Fields (a.k.a. Beach Chalet Soccer Fields), including:

- a. replacement of the existing natural turf with synthetic turf at all four fields;
- b. slight expansion of the soccer fields to accommodate modern field dimensions and safety zones;
- c. installation of ten 60'-tall athletic field light standards;
- d. installation of 15'-tall pedestrian lighting at the northern paths, the parking lot, and the proposed picnic area;
- e. installation of black vinyl fencing around the fields (42" tall except behind goals where it would be 16' tall);
- f. installation of player benches and bleachers at all fields;
- g. installation of picnic tables and barbeque pits at the southeastern corner of the fields;
- h. construction of a new maintenance shed;
- i. construction of three new pedestrian pathways paved in a crushed stone aggregate;
- j. renovation of the existing restroom building involving modification of existing openings;
- k. construction of a concrete paved entry plaza surrounding the restroom building with metal railings, seating, and planters;
- l. construction of a concrete raised platform designed to accommodate pedestrian traffic across the fields and spectator seating;
- m. installation of a new play area and structure;
- n. installation of new bicycle racks, drinking fountains, and trash/recycling receptacles;
- o. irrigation and storm drainage improvements; and,
- p. re-configuration and expansion of the existing parking lot to accommodate approximately 20 additional stalls.

Please see plans and renderings marked Exhibit A, on file for Case No. 2010.0016E, for details.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property, Golden Gate Park, was listed on the National and California Registers of Historic Places as a historic district on October 15, 2004 (status code 1S). The Beach Chalet Soccer Fields and the Beach Chalet Soccer Fields restroom building are both listed as contributing features of the park. The park also contains several Article 10 Landmark buildings and structures, including Landmark No. 179: The Beach Chalet (1925) (also listed on the National Register as an individual resource) and Landmark No. 210: The Millwright's Cottage (1909) and Murphy's Windmill (1905), which are located within approximately 300 feet of the project site.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The Golden Gate Park parcel is bound by Fulton Street to the north, Lincoln Way to the south, Stanyan Street to the east, and Great Highway to the west. The Beach Chalet Athletic Fields are roughly bound by John F. Kennedy Drive (JFK Drive) to the north and east, Martin Luther King Jr. Drive (MLK Jr. Drive) to the south, and Great Highway to the west. The property is located within a P (Public) Zoning District and a 40-X Height and Bulk District. The immediate area consists largely of park land to the north, south, and east and Ocean Beach to the west. The park is bordered to the north and south by residential neighborhoods that are composed primarily of post-WWI and pre-WWII buildings constructed in Bay Regional, Mediterranean Revival, and Edwardian styles.

Golden Gate Park has been listed on the National and California Registers as a historic district containing 133 contributing resources and 56 non-contributing resources. Please refer to section 7 of the National Register Registration form for a narrative description of the district (attached).

The Beach Chalet Athletic Fields consist of four natural grass fields set within a three-sided earthen bowl facing the ocean to the west. The fields are surrounded by an 8-foot-tall chain link fence at the playing field edge. The bowl is surrounded by shrubs and mature trees. The restroom building, parking lot, and maintenance container are located to the east of the fields. The fields are mainly hidden from views from JFK Drive, MLK Jr. Drive, and Great Highway by the topography and existing plantings. Several pedestrian paths lead from the fields to the Beach Chalet Restaurant and to a north/south trail at the western border of the park.

-
1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1871 to 1943

The subject Beach Chalet Athletic Fields (a.k.a. Beach Chalet Soccer Fields and restroom) are contributing features of the National Register-listed Golden Gate Park historic district. Golden Gate Park is historically significant under Criterion A/1 (Events) and Criterion C/3 (Architecture) in the areas of landscape architecture and social history as "one of the pioneering examples of the large urban park in the United States" and as "the first naturalistic landscape park in the west."¹ Please refer to section 8 of the National Register Registration form for the full statement of significance for the district (attached). The exact construction date of the soccer fields is unknown; however, they were established by 1935 and fall within the period of significance. Likewise, the restroom building appears to have been constructed in the 1930s and falls within the period of significance.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The historic integrity of the Golden Gate Park historic district appears to be substantially intact as it retains its character-defining spatial relationship between evergreen forest and open meadows, its curvilinear road system, its setting and feeling, and its consistent use as an urban park. The historic integrity of the soccer fields and restroom building are difficult to assess due to the relative lack of documentation relating to these features. An aerial photograph from 1938 shows the fields in approximately the same configuration as they exist now with notably less vegetation covering the sandy soil at the fields' perimeter. Judging from historic photographs dating from the World-War II-era and from the 1970s, the character and size of the fields and the bowl's planted edge has not changed significantly over the past 50 years. One significant change in the fields' setting has been the removal of the sewage treatment plant, which was located immediately to the south of the fields from 1937 through the 1996. That area is now an open area used for outdoor storage. The removal of the plant would appear to be an improvement in the fields' wooded setting. There is no indication that the exterior features of the restroom building have changed significantly since their construction in the 1930s.

¹ Nelson, Douglas. NPS Form 10-900, Golden Gate Park. July 2003, revised June 2004. On file for review at the SF Planning Department, National Register Historic District Files, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

As the project site is located within a National Register historic district, alterations on the site could potentially affect the park's the general character-defining features of the park, including spatial relationships, topography and grading, circulation system, vegetation, natural features, recreation facilities, buildings and structures, and utilities and infrastructure. Staff has reviewed the proposed Project and found that the work is in keeping with the *Secretary of the Interior Standards for the Treatment of Historic Properties* and the *Guidelines for Rehabilitating Cultural Landscapes (Guidelines)*. Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Overall, Staff finds that the changes proposed at the Beach Chalet Athletic Fields are minor in the larger context of the entire park and would have no impact on Golden Gate Park's ability to convey its historical significance. The Project impacts are analyzed more specifically below under each section of the Guidelines.

Spatial Organization and Land Patterns

The proposed changes would be located at the western end of the park, which has historically been less intensely developed than the eastern end of the park yet contains several formal recreational areas among the woodland, including the Golf course, the Archery field, the Bercut Equitation Field, and the 46th Avenue playground. The proposed changes would take place at the existing soccer fields in use since the 1930s. Therefore, the Project would maintain a historic use in keeping with the established pattern of development at this end of the park.

As with the soccer field site, the recreational/cultural/social features of the park were historically located in the lowland meadows while hills were reserved for woodland. By maintaining the large, unobstructed field set in the existing earthen bowl edged with shrubs and trees the Project would preserve this character-defining feature of the site.

The Project would preserve the existing spatial organization of the site by retaining in place the entrance drive, the parking lot, the restroom building, the soccer fields, and the warm-up/spectator areas. The most significant change to the spatial organization of the athletic fields would be the introduction of a picnic area at the southeastern boundary of the site and a new dedicated play area at

the northern end of the existing large warm-up/spectator area. Please refer to the *Structures, Furnishings, and Objects* section below for a full description of the features to be added to these areas. These new dedicated spaces would provide a formal area for informal activities that have historically taken place at the site. For this reason, Staff finds that the new areas are in keeping with the historic character and function of the Beach Chalet Athletic Fields.

In some areas, the Project would create new transitional spaces between existing use areas or would enhance the current use of an area with new features. For example, the Project would create a paved sidewalk at the western edge of the parking lot for pick-up/drop-off space and it would create a horseshoe-shaped plaza around the restroom building to formalize the natural gathering and spectator space. Please refer to the *Structures, Furnishings, and Objects* section below for a full description of these new features and others. None of the proposed changes would alter the historic organization of these primary spaces. Nor would the Project radically change the way in which these spaces are used.

Lastly, while the Project would slightly enlarge the space dedicated to the soccer fields (by approximately 6%) and to the parking lot (by approximately 25%), the relatively small scale of the added area will not add a significant portion of newly developed land to the site relative to its overall size.

Topography

The project respects existing topography of the park which is essentially unchanged since before the construction of the park.

Vegetation

The Project would maintain a densely planted edge that visually separates the bowl from the surrounding parkland. The Project would also include new plantings with a large proportion planted at the southern edge of the fields to strengthen the visual boundary between the fields and the Millwright Cottage/Murphy's Windmill site. All new perimeter vegetation would be appropriate to the historic character of the park.

The Project would also remove the existing natural turf at the soccer fields and replace it with synthetic turf. While the *Guidelines* recommend in-kind replacement of historic vegetation wherever possible, they also allow for appropriate modifications where a historic material has proved to be technically, economically, or environmentally unfeasible. In such cases, it is recommended to consider substitute materials that convey the same visual appearance as the historic material. Staff finds that the proposed turf replacement is justified due to the significant technical, economic, and environmental advantages the synthetic turf would provide over the historic natural turf. The new material would significantly increase the safety, performance, and accessibility of the fields while greatly reducing maintenance costs and water usage. Moreover, staff finds that the proposed synthetic turf would closely match the visual appearance of the natural turf in terms of color, texture, and feeling as shown in material samples and existing City installations.

Circulation

The existing circulation pattern of Golden Gate Park would remain essentially unchanged as the Project will not require any re-routing of roads or paths. The Project would add new ADA-accessible paved paths between the parking lot and field level as well as around the perimeter of the field. The paths between the parking lot and field would be at grade and would be designed in a curvilinear manner that reflects the existing grade conditions at the site. This design minimizes their visual impact and eliminates the need for railings. The perimeter path would formalize the existing path of travel around the site and would, therefore, be in keeping with its historic character and function. The Project would also formalize three existing pedestrian paths at the western and northern edges of the site and create two new paths at the southern edge of the site by introducing a compacted-gravel bed. Both the new paved paths and the compacted-gravel paths would be in keeping with the character of the historic curvilinear roads and pathways. And, the number and spacing of paths is in keeping with the scale of the site.

Water Features

No water features will be impacted by the project.

Structures, Furnishings, and Objects

The Beach Chalet Athletic Fields have few existing structures, furnishings, or objects. They are limited to the restroom building, a non-historic chain-link fence, and a non-historic storage shed. Of these existing features, the non-historic fence and shed would be removed and the restroom building would be rehabilitated in accordance with the *Rehabilitation Standards*. The applicable *Standards* are listed below:

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The restroom building would be maintained as a restroom facility and concession stand. The new concession use would require minimal change to the building and would have no impact on the distinctive features of the building.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The building's irregular "T" plan, cast-concrete walls, asphalt-sheathed hipped roof with overhanging eaves and curvilinear wood brackets, recessed panel wall detailing, concrete lattice window vents, and rectangular openings would be retained.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The Project would modify the hipped roof to provide additional height at the center of the building. This change would not significantly alter the overall form of the roof. The Project would also modify the pattern of window and door openings. These changes would be in keeping with the vernacular character and informal pattern of historic openings. The proposed new door openings would be rectangular in form, in keeping with the historic shape of the

building's openings, and would be differentiated by the use of modern doors or panels. The historic window vents would retain their concrete lattices.

Standard 10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The essential form and materials of the building would be retained so that it could be restored to its original appearance based upon the existing condition photographs and plans attached to this report.

The Project would also introduce several new features to the site. The *Guidelines* recommend that when new features are required, that they are compatible with the preservation of the historic character of the landscape. The features are divided into categories below for analysis.

Structures: entry plaza and raised platform; play structure; light standards; fencing; and maintenance shed.

The proposed structures have been designed to reduce their visual impact on the historic landscape by reducing scale and number wherever possible. For example, the Project Sponsor revised the original proposal by reducing the number and height of field light standards, reducing the footprint of the plaza, increasing plantings around the plaza, removing a trellis structure from the plaza, and incorporating a natural-toned color scheme for the proposed concrete structures.

The structures have also been designed in a manner that is compatible with the historic topography, spaces, and features of the site. Currently, there is no formal pick-up/drop-off space between the parking lot and field edge. There is also currently no formal gathering space for players or spectators. The Project would create a horseshoe-shaped paved plaza around the restroom building for these uses. The Project would also create an approximately 18"-tall platform across the center of the fields to create accessibility and spectator seating. Both are designed with low profiles that blend in well with the relatively flat expanse of the fields. They are also symmetrical in plan, reflecting both the symmetry of the soccer fields and of the restroom building plan. The plaza would be built into the existing hillside between the restroom building and fields, replacing the crumbling asphalt apron surrounding the building. The concrete material of both structures would be colored to match the earth tones of the existing landscape. The plaza would also be surrounded by new vegetation that would soften its edge and allow it to blend more easily into the landscape. The wire-mesh railing surrounding the plaza would be of quality materials that are both aesthetically pleasing and relatively transparent to keep the views across the area open.

The proposed play structure would be of light, wiry design that is also both aesthetically pleasing and relatively transparent to keep the views across the area open. In contrast to the plaza and platform, the play area and structure would have a curvilinear shape that reflects the existing topography around the site, allowing the feature to more easily blend into the landscape.

The proposed light standards are utilitarian in appearance and are of the minimum height and number required for safe play. While relatively tall features, they are in keeping with the height of the taller trees surrounding the fields and would not detract from the overall character of the site. The proposed pedestrian light standards would be in keeping with the low-profile lighting used elsewhere in the park. While the lighting plan would alter the use of the fields by extending the hours of operation, Staff finds that this change is in keeping with the historic recreational character of the site. The lighting would also be automated so that the hours of illumination can be strictly controlled. Currently, the Project Sponsor plans to turn off soon after play ends around 10pm and whenever the fields are not in use. This feature would thereby minimize the number of hours during which the site is artificially lit and would largely preserve the historic night-time character of the site and the park.

The proposed fencing would be an improvement over the existing 8'-tall chain link fence that surrounds the fields since it would be shorter by 4.5' in most areas and would be in a color that disappears in the backdrop of the vegetation.

Lastly, the maintenance shed, which would mainly house trash receptacles that service the site, would be located in parking lot and would not detract from the existing utilitarian character of the space. The design would be in keeping with the style and design of the restroom building without mimicking the details of the historic building.

Furnishings: benches and bleachers; picnic tables and barbeque pits; and new bicycle racks, drinking fountains, and trash/recycling receptacles.

The majority of the proposed furnishings would be located at the perimeter of the site where they would cause a minimal disruption to the large, unobstructed grass field. All of the furnishings are designed with simple, low profile lines that allow them to blend into the surrounding landscape. Moreover, the features are easily removable. Overall, the proposed furnishings would improve the operation of the athletic fields without harming their historic character.

Overall, Staff finds that the Project is in keeping with the intent of the *Guidelines* and that the Project will not cause a substantial adverse change in the significance of the Beach Chalet Athletic Fields or Golden Gate Park such that the significance of the historic district would be materially impaired.

-
5. Character-defining features of the landscape to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of the Beach Chalet Athletic Fields are:

- a. the large, unobstructed grass field set in a three-sided earthen bowl;
- b. the planted field edge of shrubs and mature trees;
- c. the restroom building with irregular "T" plan, cast-concrete walls, asphalt-sheathed hipped

roof with over-hanging eaves and curvilinear wood brackets, recessed panel wall detailing, concrete lattice window vents, and rectangular openings;

- d. the warm-up areas to the north and east of the soccer fields;
- e. the narrow, tree-lined automobile entrance from JFK Drive; and,
- f. the spatial organization of the site composed of the entrance drive, the parking lot, the restroom building, the soccer fields, and the warm-up/spectator areas.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The park contains several Article 10 Landmark buildings and structures, including Landmark No. 179: The Beach Chalet (also listed on the National Register as an individual resource) and Landmark No. 210: The Millwright's Cottage and Murphy's Windmill, which are located within approximately 300 feet of the project site. Due the density and height of the vegetation between the field area and the landmarks, most alterations at the Beach Chalet Athletic Fields would be imperceptible from the landmark sites, thereby preserving their historic setting. The exception would be the field light standards, which may be visible above the trees, and the pedestrian light standards, which would be located along the paths between the fields and the Beach Chalet restaurant.

Regarding the pedestrian lighting, the proposed standards would be in keeping with the low-profile lighting used elsewhere in the park and would add minimal indirect lighting to the landmark sites for several hours in the evening. Therefore, Staff believes that these pedestrian lighting would have no significant adverse effect on the adjacent resources.

Regarding the field lighting, the new field light standards may be visible through the trees from certain views at the edge of the Beach Chalet restaurant site and the Millwright's Cottage/Murphy's Windmill site, especially at night. During the day, during which time the landmark sites are primarily used, the effect of the ten light standards would minimal due to their limited number (ten) and their relative size in comparison to the vast soccer field site. The impact of the features is also diminished by the distance from which they will be seen, ensuring that they would not dominate the views from any perspective at the landmark sites. At night the impact of the lighting would be slightly greater; however, Staff believes that the level of indirect light that would be added to the landmark sites would be minimal. As noted above, the lighting would be automated so that the hours of illumination can be strictly controlled. Currently, the Project Sponsor plans to turn off soon after play ends around 10pm and whenever the fields are not in use. This feature would thereby minimize the number of hours during which the site is artificially lit and would largely preserve the historic nighttime character of the site and the park. Furthermore, the nighttime renderings provided by the Project Sponsor show that the indirect lighting from the fields would be less than that radiating from the street lighting along Great Highway as viewed from Ocean Beach. Therefore, the evening setting of the Beach Chalet restaurant would be largely preserved. For these reasons, Staff finds that the proposed lighting at the Beach Chalet Athletic Fields would not have an adverse effect on the settings of either landmark.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, Preservation Coordinator

Date: 4-5-2010

Attachment: Section 8 of Form 10-900, Golden Gate Park. July 2003, revised June 2004, prepared by Nelson, Douglas.

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2008.0845E_GGP Athletic Fields_HRER.doc

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 39

Golden Gate Park
San Francisco, California

8. Statement of Significance

Summary

Golden Gate Park, begun in 1871, has national significance for listing on the National Register of Historic Places under Criterion C, for landscape architecture, as one of the pioneering examples of the large urban park in the United States. It is the first application of Olmsted park design principles in the western United States. Golden Gate Park is also the first park to be created on reclaimed land that was barren and unwelcoming, resulting in a landscape transformation that was unprecedented. Golden Gate Park was also important in advancing the field of park design by successfully integrating active recreation features into the Romantic landscape. Golden Gate Park also has regional significance under Criterion A for social history as the first naturalistic landscape park in the west. At the time of the park's conception, San Francisco was the only large city in the west. City leaders sought to provide its residents, both rich and poor, the social benefits afforded by a naturalistic park as a foil to the pressures of urban life. This was a major advancement for San Francisco, and the West, helping transform the city from a western outpost, to a progressive city comparable to its eastern counterparts. As a work of landscape architecture it has endured the test of time and remains a vibrant landscape of function and beauty. Much of the original park developed during the period of significance is still present and maintains its integrity. Its significance in social history is its role in advancing the importance of parks in society for improving the quality of peoples' lives. Golden Gate Park was a pioneering effort that required great vision and courage to develop.

Period of Significance

The period of significance, 1871 to 1943, covers the years from the start of construction through the tenure of John McLaren as Superintendent. 1943 also marks the World War II years that brought an end to the New Deal construction projects, which included some significant recreation features such as the Angler's Lodge, the Model Yacht Club and the Stables. The period of significance encompasses all major elements in the park that are considered historic. It also includes the period that the park was under the leadership of William Hammond Hall and John McLaren. William Hammond Hall served as surveyor, park engineer, the park's first superintendent (1870-1876), and as a park consultant from 1886 to 1890. He is most responsible for the plan and initial development of the park. John McLaren was park superintendent from 1890 until his death in 1943. He is credited with implementing much of Hall's original vision. McLaren continued the development of the park and the addition of many significant features during his 53-year tenure. (Between Hall and McLaren, there were three other Superintendents — William Bond Prichard was appointed park superintendent in 1876 and served until 1881. F.P. Hennessey and John J. McEwen served as superintendents for short periods during 1881 and 1882, after which the position was vacant until William Hammond Hall's return in 1886.)

It is important, for this nomination, to view Golden Gate Park as a whole designed landscape. Although it contains many separate elements and features that were developed over time, it was conceived, planned, and viewed as a single creation. The nature of a large urban park is such that it must be developed over many years, but during the 72-year span of its period of significance, Golden Gate Park was created by the vision of William Hammond Hall and his protégé John McLaren.

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Criterion C - Landscape Architecture - National Significance

Golden Gate Park is most significant under criteria C because of its importance as a work of landscape architecture. The park is one of the pioneering large urban parks in the United States, and the first in the West. Golden Gate Park (1,017 acres) was conceived and begun only twelve years after Frederick Law Olmsted and Calvert Vaux's Central Park (843 acres) in New York. The only other comparable parks that predate Golden Gate Park include Brooklyn's Prospect Park (1866 - 526 acres), Philadelphia's Fairmont Park (1867 - 8,900 acres), and St. Louis' Tower Grove Park (1867 - 289 acres). Chicago, Buffalo, and Baltimore were planning parks in the late 1860's, but were not developed until later. San Diego set aside 1,400 acres for what was to become Balboa Park in 1868, but the park was not developed until after the turn of the century.

It is the first major application in the west of Olmsted's park design principles that combined the picturesque and pastoral schools of landscape design. Golden Gate Park is also successful in integrating significant active recreation facilities within the designed landscape. These design principles, combined with the unique environment of San Francisco, resulted in a park that was quite unlike its eastern counterparts. The park's creator, William Hammond Hall, brought a scholarly approach to all his work. Hall studied the works and writings of Frederick Law Olmsted Sr., the nation's preeminent park designer. He also maintained a correspondence with Olmsted, who had visited San Francisco in 1866.

Golden Gate Park is the first major park that was created on reclaimed land, as most of the 1,017-acre site was windblown sand dunes with very sparse vegetation and no trees. It is a completely man-made landscape, created in a remote area known as the Outside Lands. It took remarkable foresight and courage to conceive the park's vision and then make it a reality. Frederick Law Olmsted tried to dissuade the city from attempting to build a park in the Outside Lands, in part because he did not believe large scale tree plantations could be successfully grown there. The city fathers, however, saw the Outside Lands as a real estate opportunity to expand the city, and to provide cheap land for a major park that would not be feasible within the existing developed city. In an 1871 letter to Hall, Olmsted gave the following advice which puts some perspective on the magnitude of the challenge Hall faced:

"... the conditions are so peculiar and the difficulties so great that I regard the problem as unique and that it must be solved if at all by wholly new means and methods. It requires invention, not adaptation."

Hall studied beach reclamation techniques in this country and in the low countries of Europe where the science was most advanced. He applied those techniques and experimented extensively to find species of plants best suited to San Francisco. Through trial and error, Hall developed the plant palette for Golden Gate Park. The reclamation technique involved succession planting—grasses were established to hold the sand, and shrubs were planted to block the wind for tree seedlings. The most successful species became the dominant ones. Two other critical elements were needed—a more suitable soil and water. For the first, soil was excavated from areas south of the city and brought in on wagons. Street sweepings of manure were also added for fertilizer. As for water, it was soon discovered that an extensive untapped aquifer existed in the sands directly below the park. Hall devised an irrigation system with water pumped into reservoirs located on the hills. The

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water could then be gravity fed to the planting beds. The skillful use of the existing topography and careful planting of forests and meadows altered the microclimates, creating pleasant spaces for outdoor activities.

This total transformation from sand dunes to verdant landscape is a remarkable accomplishment that was unprecedented at the time. Although New York's Central Park was created on degraded land, it was essentially restoring a forested landscape that had previously existed. Other eastern parks were carved out of existing forests and natural conditions. In Golden Gate Park, Hall created a forested landscape where one had never existed and in spite of the harsh natural conditions. As Olmsted told Hall in his 1871 letter, the creation of a park on this site required "invention." Hall did adapt Olmsted's principals of park design, but his methods to accomplish the landscape were entirely innovative and pioneering. Rather than the deciduous forest of eastern parks, Golden Gate Park's forest is composed of evergreen pines, cypress, and eucalyptus. The result is a unique evergreen landscape that sets Golden Gate Park apart from the great eastern parks.

Golden Gate Park was also important for its role in advancing the art of park design. The earlier "pleasure ground" parks provided primarily passive type activities such as walking and enjoying nature within the city. With Golden Gate Park, we see a transition to the evolving forms of active recreation. Ball fields, courts, and playgrounds were considered "urban" intrusions that would conflict with the experience of nature that Olmsted strove to provide. In contrast, these features were skillfully added to Golden Gate Park in a way that preserved the naturalistic features of the landscape. Ball fields, tennis courts and other recreation amenities were located in areas off of the main drives in a way that did not impair the pastoral views of the meadows and changing landscape as one rode along the main drives. Large areas of the western park also remained as wild woodlands, providing the natural escape from urban life. It is also significant that the Children's Quarters (Sharon Building, carousel, and playground) may be the first area of a city park dedicated to children. Hall's original plan reserved the western part of the park as a natural woodland, and allowed for more park and recreation development in the eastern portion of the park:

On the western park character Hall wrote:

"It was designed that the six hundred or more acres of the reservation including and lying west of Strawberry Hill, and its connecting ridge, should be simply treated as a woodland or forest, with all the hills and ridges more or less heavily timbered, and the valleys covered with lower-growing shrubs or field grasses"

and on the character of the eastern park:

"...the four hundred or less acres east of the hill and ridge should be treated as a more finished park, with its tree plantations in smaller masses or groups, principally on the higher grounds, and its several notable valleys occupied by such special features as a picnic ground; a garden - including a conservatory and semi-tropical exhibit; a children's quarter - including a dairy-house and play grounds; a recreation ground for sports of older people; a lawn, with lake and water terrace; a manor house and grounds, with concourses for carriages and pedestrians; and an open air concert auditorium." (W. H. Hall, The Development of Golden Gate Park, 1886)

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As other parks were developed in western cities, Golden Gate Park remained unique. There are none that compare in scale, design, and age. San Diego's Balboa Park, as mentioned, is larger but much of that park is undeveloped natural landscapes and it was largely established in the Twentieth Century. Los Angeles has Griffith Park and Elysian Park, both of which contain large amounts of rugged, undeveloped terrain. Elysian Park, half the size of Golden Gate Park, was founded in 1886 with development beginning in the 1890s. Griffith Park was acquired in 1896 and largely developed after 1900. Portland's Washington Park was acquired in 1871, but is one-eighth the size of Golden Gate Park and was also largely developed after 1900. Seattle's Woodland, Washington, and Seward parks are all much smaller than Golden Gate Park and were developed in the Twentieth Century.

In 1870, San Francisco had a population of 149,473; the 10th largest of U.S. cities. San Francisco was experiencing phenomenal growth as it went from colonial outpost (population 812 in 1848) to mining boomtown (population 34,776 in 1852), to a permanent center of commerce and industry. Westward expansion of the United States, the discovery of gold and silver, and completion of the transcontinental railroad (1869) were major factors in the city's growth. The civic leaders of San Francisco were determined to create a world class city that would include a major urban park. With the timely and favorable settlement of San Francisco's claim to the Outside Lands in 1868, a vast undeveloped district was available to expand the city, and over a thousand acres of land in the new district was set aside for a park for San Francisco. With the creation of Golden Gate Park, San Francisco became the leader among U.S. cities in the amount of park land per capita, twice the amount of its closest rival, Philadelphia.

As a work of landscape architecture, Golden Gate Park is a masterpiece on several levels. The first, as previously discussed, is the technical feat of transforming the barren, windswept sand dunes into a verdant oasis within the city. The second is the strength and universal appeal of the landscape design to function so well as a park for well over a century. The delight of having nature in the city (even if that nature is artificially created) is as true today as ever. The pastoral landscape is perfectly suited with meadows for picnics, ball games and other group activities; forests for trails and the feeling of wilderness; and lakes and water features for visual accents and water related recreation. The curving circulation system is designed to provide the experience of traveling through the countryside with ever-changing vistas.

William Hammond Hall wrote extensively about his design intent for Golden Gate Park. Following are few quotes that give insight into the park's design:

On the picturesque style and pastoral landscape:

"the class of pleasing scenery most easily attained to some degree of perfection within the limits of a city park reservation, will partake strongly of a pastoral nature. The monotony which would inevitably result from a too close adherence to this character of treatment, being broken by passages strongly contrasting therewith - namely in the picturesque. A park therefore, though containing within itself the appurtenances necessary for the comfort and pleasure of great masses of people, as a whole, should be an agglomeration of hill and dale, meadow, lawn, wood and coppice presenting a series of sylvan and pastoral views,

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calculated to banish all thought of urban objects, and lead the imagination to picture space beyond as a continued succession of rural scenes and incidents."

(William Hammond Hall, Second Biennial Report, 1872-73)

On park roads:

"The charm of a drive or ride is greatly enhanced by smooth and elastic roads, but reaches its fullness when these roads lead through varied scenes of interest and ennobling influence, under favorable climatic conditions."

(William Hammond Hall, Second Biennial Report, 1872-73)

Criterion A - Social History - Regional Significance

Golden Gate Park is also significant under Criterion A for social history because of its importance in the early parks movement of the 19th Century. The park was seen not just as an urban amenity, but as a force for social improvement and a benefit to the health of citizens. Golden Gate Park helped define what urban parks should be and, in the larger context, it helped define the role of parks in urban planning.

In the second half of the 19th Century, a 'parks movement' greatly influenced urban planning to counterbalance the industrial revolution that was forever changing the conditions of urban living. These changes included the establishment of great industrial districts, the social adjustment caused by industrial employment, and the great migration and growth of urban populations. The parks movement, with great foresight, strove to provide a more genteel urban environment within the cities. It may have also been an attempt to recapture the agrarian life that so many left behind during this period.

During the Nineteenth Century, most American cities, including San Francisco, had small parks, commons, and squares, but these could not fulfill the vision of large tracts of nature within the city. Although San Francisco had relatively small scale industrial development, its urban core was very densely populated and had its share of urban issues such as public health. When Golden Gate Park was conceived around 1870, the concept of a large urban park designed for recreation of rich and poor was a relatively new and experimental concept. Golden Gate Park was specifically designed to be inclusive of all classes. It was as much a social experiment as it was an urban planning experiment. At the time of its creation, Golden Gate Park was promoted as beneficial to the social health of its citizens, particularly the economically disadvantaged who could not afford trips to the country. This expression of benevolent government was likely part sincere and part entangled in the politics of the time. The park was very popular with the wealthy classes who arrived at the park by carriage, but there were also great efforts to bring public transit to the park to provide access for the all residents. (It should be noted that, at least in the early years, San Francisco's Chinese immigrants were probably not welcomed in the park.)

William Hammond Hall wrote the following in the Second Biennial Report (1873):

"Parks have frequently been spoken of as the lungs of cities... Primarily, they are intended to provide the best practicable means for healthful recreation for people of all classes, and the influence which they thus exert upon society can scarcely be overestimated. With drives and

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rides for the rich, and pleasant rambles for the poor; quiet retreats for those who would be to themselves, and thronged promenades for the gayly disposed; sheltered nooks for invalids, and open grounds for lovers of boisterous sports; tracts adapted to the special wants of children, and arranged to insure their comfort and welfare— the modern urban park is, indeed, the municipality's open-air assembly room, acceptable alike to all, and pleasing to each of her citizens."

Golden Gate Park was the first time that this social concept was applied in the West, and San Francisco became a model for other aspiring western cities that were emerging. It is not possible to state whether Golden Gate Park changed the politics of San Francisco, or whether it is a product of San Francisco politics, but to this day San Francisco remains a city of progressive politics. In this densely populated city, Golden Gate Park is a cherished place. Residents from all social classes are actively involved in the preservation of the park and protecting it from urban intrusions.

Additional Notes on Significance

The park's two creators, William Hammond Hall and John McLaren, were two completely different personalities. Hall, trained as an engineer, was an educated renaissance man with vision and ambition. He was well-read and was articulate in his writings that provide an excellent record of his life's work. John McLaren was trained as a landscape gardener in Scotland and spent his entire life in that task. He was, in contrast, not an articulate person, but he excelled in getting results and motivating his staff. McLaren left little written record of his work, but his 53-year tenure as Superintendent speaks for itself. He was not a political person, but he was successful in navigating the political currents in San Francisco's City Hall.

William Hammond Hall first gained experience with the U.S. Army Corps of Engineers as a draftsman, surveyor, and engineer. At the age of twenty four, Hall obtained the commission to survey the lands set aside for Golden Gate Park, and through this work, gained an intimate understanding and knowledge of the land. Although lacking in previous experience, he was assigned the task to create a plan for the park and became its first Superintendent. Hall immersed himself in the science of dune and coastal reclamation (including trips to Europe), and in the art of landscape design, for which he studied the theories and work of Frederick Law Olmsted (with whom he maintained a correspondence). Hall oversaw the successful development of the park's early years. He was less successful in dealing with San Francisco's politicians than McLaren would later be, and he was forced out in 1876, although he continued to serve as an unpaid consultant. He went on to become California's first State Engineer and was credited with the creation of the state's water system, the key to California's future development. He returned to Golden Gate Park as superintendent for three years starting in 1886. It was during this tenure, that Hall brought John McLaren to the park.

John McLaren worked on several estates in Scotland as well as the Royal Botanical Gardens in Edinburgh. Upon arrival in California in 1872, he worked on estates in San Mateo County, before Hall hired him to serve as assistant superintendent in 1887. McLaren, although small in stature, was a feisty and combative man who was sometimes described as a benevolent dictator. He was a tough and demanding boss, but he was also loved and revered by his staff. He handled the politicians and was a successful advocate and protector of the

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park. In 1917, at age 70, he avoided "mandatory" retirement, and continued in his position until his death in 1943. McLaren was also responsible for the landscapes at the 1915 Panama-Pacific International Exposition and the 1939 Golden Gate Exposition on Treasure Island.

The overall landscape design of Hall and McLaren is the focus of this nomination, however it should be stated that several of the buildings and structures in the park were designed by notable architects including Willis Polk (Beach Chalet), Percy & Hamilton (Sharon Building), Edward Swain (McLaren Lodge), Reid Brothers (Spreckels Temple of Music and the Millwright's House), Coxhead & Coxhead (North Tunnel), Arthur Page Brown (Carousel, Roman and Rustic bridges at Stow Lake, and the Towne Mansion from which came the Portals of the Past), and Ernest Ransome (Alvord Bridge).

The park also contains a significant collection of statues and monuments. Like Olmsted, William Hammond Hall and John McLaren believed that the statues were an urban intrusion in the pastoral landscape and should be avoided. The Victorian preoccupation of physical tributes, however, led to many being placed in the park over their objections. McLaren had a habit of planting around them until they disappeared in the shrubbery. Despite this heritage, the park's sculpture collection is significant and represents the work of several noted sculptors. Daniel Chester French, a sculptor of national significance (Lincoln Memorial sculpture), created the bronze of Thomas Starr King. Douglas Tilden created the Baseball Player and Father Junipero Serra. Tilden's student, M. Earl Cummings has the most significant collection including the Ridout Fountain cougar, the Pool of Enchantment, the Sundial, John McLaren, Robert Burns, the Brown Gate's cougar and bear, and the Doughboy. The statues and monument represent a cross-section of religious, fraternal, and ethnic groups in San Francisco.

Also of some historical significance is the collection of projects in Golden Gate Park that were funded by Franklin D. Roosevelt's Works Progress Administration (WPA). Between 1935 and 1943 the WPA provided workers for many public projects throughout the United States. In Golden Gate Park, these projects include the Beach Chalet murals, the Model Yacht Club, the Equestrian Center, the Angler's Lodge and fly-casting pools, and several restroom buildings.

Golden Gate Park should rightfully and preferably be considered as a whole, there are parts of the park that have significance in their own right. The Conservatory of Flowers and the Beach Chalet are already listed on the National Register of Historic Places. One of the most significant features of the park is the 1888-1889 Children's Quarter composed of the Children's Playground, the Carousel, and the Sharon Building. This may be the first area of a public park dedicated to children. The play structures in the playground have changed over the years, but the three contributing elements are still intact. The Music Concourse is another feature of the park that has some significance in its own right. Although not a part of the original park design, the Music Concourse became the cultural center of the park following the Midwinter Fair of 1894. The de Young Museum was a remnant of the fair as was the Japanese Tea Garden. The Spreckels Temple of Music was added in 1900 and the California Academy of Sciences moved to the park in 1916. The Concourse itself became one of the important open spaces of the park serving as a place for musical performances and other events.

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Additional Context for Golden Gate Park History

In San Francisco's Gold Rush era, the area that is now Golden Gate Park was marked on maps as part of the "great sand waste," and untrammelled "Outside Lands," located well beyond the reach of the city's masses. By the end of the Civil War, the city of San Francisco emerged as the chief commerce center on the Pacific Coast, rich in the silver wealth of the Comstock and eagerly anticipating completion of a transcontinental railroad. The populace of the city, once teeming with transient fortune-seekers and speculators, now settled down to build a world-class metropolis.

In 1870 the large urban park was a revolutionary idea, and something of a social experiment. New York's Central Park (1858), Philadelphia's Fairmont Park (1865), and Brooklyn's Prospect Park (1866) were among the few comparable examples in the nation. The idea of a public pleasure ground for use by all classes of people was a new and democratic concept. Prior to Golden Gate Park, parks in San Francisco consisted of public squares, city blocks reserved as parks, such as Union Square, Portsmouth Square and Washington Square.

Frederick Law Olmsted, traveling in California in 1866, proposed a public park for San Francisco to enhance the health and morality of the citizenry, and attract capital and investment of the business community. Olmsted envisioned a series of parks: a promenade across the city to the bay, parade ground, and pleasure ground in sheltered Hayes Valley. At the same time, the federal government upheld the city's title to the Outside Lands against claims of squatters. During the course of lengthy litigation over the Outside Lands, local politicians, led by Frank McCoppin and other citizens, rallied for establishment of a public park in the western quarter of the city. A supervisorial committee subdivided the Outside Lands and proposed an arrangement whereby squatters could donate a portion of their claims for a public park in return for clear title to the remainder of their lands. The proposal won McCoppin the Mayor's office, and gained the approval of the state legislature. Olmsted's plan for a sheltered inland park and promenade was cast aside for economic reasons: the availability of cheap Outside Lands and support of speculators who had a direct financial interest in improvements in the western section of the city.

On April 4, 1870, the state legislature passed "An Act to provide for the improvement of Public Parks in the City of San Francisco." Soon after, the newly-formed park commission advertised bonds to fund park improvements. Enough bonds were sold to finance a topographical survey of Golden Gate Park and its approach. Surveyor and engineer William Hammond Hall won the contract to survey the park land. He completed his report on February 15, 1871, and in August that year was appointed as engineer of the park.

Hall created a plan for the park that clearly laid out the picturesque and pastoral design that was seen as a foil to the expanding urban environment. There were curvilinear drives that carried visitors through a landscape of meadows, lakes, woods, and other naturalistic features. The plan took careful note of the topographic survey Hall had previously completed. Hall used the existing landforms with meadows in the low areas, defined by trees planted on the slopes, and trails curving up the hills to provide views to overlook the park. There were practical considerations to the design as well. The curving nature of the drives and spaces would make it easier to protect them from the harsh winds by strategically planting groves of trees. Although the original

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plan was not carried out exactly, many of the plans features are recognizable in the park today. The plan laid out a system of drives and paths that clearly separated pedestrian and carriage circulation. There were only a few structures noted on the plan.

Hall and his work crews took on the task of transforming the sandy, sparsely vegetated 1,017 acre park tract between Stanyan Street and the ocean into a pleasure ground which would convey "warmth, repose, and enlivenment" to citizens. Hall started work on the 270 acres in the eastern end of the park, a locale suitable for features such as a picnic ground, gardens, play and recreation area, and the avenue of approach now known as the Panhandle. He envisioned a woodland forest on the 600 acres west of Strawberry Hill, but first the extensive sand drifts had to be reclaimed with vegetation. Experiments revealed that lupine seed sown with fast-growing barley successfully sheltered delicate lupine stands from harsh winds and shifting dunes. Initial work completed in 1871 included grading, fencing, drainage and irrigation work, and development of a park nursery. The following year, 22,000 hardy and quick growing trees were set out, park roads built, and visitors began to arrive by the thousands (W.H. Hall, in Report of the Park Commissioners, 1872).

Park use reflected the recreational activities of all San Franciscans, and included band concerts, floral displays, picnicking, croquet, tennis, and racing carriages on the speed road. Facilities arose on park land to attract visitors, including a conservatory erected on North Drive in 1878, an adjacent music stand completed in 1882, and the children's quarters and playground, dedicated in 1888.

The new pleasure ground provided an aesthetic balance to the harsh realities of city life. Weary city residents could relax in the hygienic atmosphere of the park, surrounded by sublime scenery of trees, shrubs, gardens and picturesque lakes. The park also fulfilled a higher purpose of social reform. In the Gilded Age of the 1870's, parks were seen as a tonic of nature which exerted positive influence on the morals of the common citizen and contributed to physical and mental health. The concept of parks as a vehicle for social reform continued into the next century, but park use moved gradually from aesthetic appreciation to utilitarianism.

Political corruption and chicanery tainted city government and vexed park management in the nineteenth century. Park Superintendent Hall became the target of political attacks when he resisted corrupt politicians. He resigned his post in 1876, and for the next decade the park languished due to lack of funds. A change in city administration in 1886 heralded the overhaul of the Board of Park Commissioners, and the return of William Hammond Hall's involvement in Golden Gate Park. Hall, then California State Engineer, examined the condition of the park's forest and general state of affairs. In 1886, Hall's mentor Frederick Law Olmsted Sr. commented on the reclamation and progress of work in the park, stating that, while obviously far from its finished state, the park was "an achievement far exceeding all that I have believed possible" (F.L. Olmsted to Board of Park Commissioners, 1886). In 1890, John McLaren became park superintendent and held the post for over half a century.

In the wake of the widely acclaimed World's Columbian Exposition, held in Chicago in 1893, San Francisco's park commissioners approved deviation from traditional park use and agreed to host the California Midwinter International Exposition in an undeveloped area east of newly-constructed Stow Lake. Promoters hoped a California world's fair would help pull the state from the depths of a nationwide recession and showcase San

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Francisco's salubrious winter climate. The California Midwinter International Exposition opened on January 27, 1894, amid parades, bands and military salutes. When the fair closed six months later, over two million visitors had passed through the turnstiles, and the fair recorded a modest profit. The 200-acre Midwinter Fair left an enduring legacy on Golden Gate Park. Several exposition displays continued as park attractions, including the Japanese Tea Garden, and the Egyptian-style Fine Arts Building, which, filled with objets d'art from the fair, became a permanent museum. The fair's Grand Court was redesigned to become the Music Concourse. Other fair structures were demolished, and with considerable effort by Superintendent John McLaren and his crews, the bulk of the fair site returned to parkland.

At the turn of the century, under a new city charter, the park came under the direct jurisdiction of the city government instead of the state legislature. New additions included a park lodge, music stand donated by Claus Spreckels, a chain of lakes, and windmills. The growing popularity of the horseless carriage fostered new user conflicts and enforcement challenges for the park police squad.

In 1906, the park served as a place of refuge for thousands of displaced citizens in the wake of the earthquake. A number of park structures sustained heavy damage during the temblor: the Sweeney Observatory atop Strawberry Hill twisted grotesquely and was completely destroyed, and the Children's Quarters, art museum, emergency aid station, and Spreckels Temple of Music suffered severe damage. By the new year, the park refugee camps closed, and key park structures were repaired. One new structure, Portals of the Past, commemorated the disaster.

The Richmond and Sunset neighborhoods surrounding the park resounded with new building as the city's population moved from the devastated area into the spacious Outside Lands. In 1910, voters approved a proposal to move the California Academy of Sciences from its earthquake wrecked downtown quarters into the park.

Several new facilities were added to the park in the 1920's, including Kezar Stadium and pavilion, Willis Polk's Beach Chalet, the Shakespeare Garden, and expansion of the Academy of Sciences with the addition of the North American Hall and Steinhart Aquarium.

The 1930's brought an increased acceptance of parks and recreation as a necessity of modern life rather than a moral tonic. Americans experienced an increase in leisure time brought about by shorter work weeks, technological innovation, or the high unemployment rates during the Great Depression. The Depression also fueled New Deal construction of the Angler's Lodge, Model Yacht Club, Police Stables, Crossover Drive, the Park Presidio Bypass, and visitor comfort stations. During the war years, San Franciscans tended victory gardens in the park along 9th Avenue.

There have been relatively few changes to the park since the end of the period of significance. The changes include the addition of several garden features such as the Queen Wilhelmina Tulip Garden, the Redwood Memorial Grove, the Rose Garden, and the National AIDS Memorial Grove in the de Laveaga Dell. These features complement the park themes and purpose. Kezar Stadium was reconstructed which resulted in the grandstands being demolished and replaced by ground level seating, but its purpose as a community sports

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facility continues. A golf course was added in the western part of the park and two new buildings were added, the County Fair Building and the McLaren Lodge Annex. The County Fair Building is constructed of concrete and glass, typical of the period in which it was built (1961) and does not contribute to the park's significance. The McLaren Lodge Annex is also a modern type building, but is generally well hidden. Overall, the changes that have occurred since the period of significance do not detract from the Golden Gate Park's significance or substantially diminish its historic integrity.

Golden Gate Park remains as vibrant and essential to San Francisco's quality of life today as it has for past generations. The vision of the park's creators can be seen and enjoyed today. The enduring vision is Golden Gate Park's greatest significance.

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San Francisco, California

9. Major Bibliographical References

The historical development of Golden Gate Park is not easy to trace. There are few definitive records on the design and development. Very few construction plans exist for the early development of the park. What plans might have once existed may have been destroyed in the 1906 earthquake and fire, or it may be more likely that the construction was designed and directed in the field. The plans printed in the early biennial reports seem to be generalized plans that do not necessarily reflect exactly what was built. It is difficult to know exactly when a particular section of road was built or a meadow created other than what is specifically mentioned in the biennial and annual reports, which are the best historical records. They generally list the improvements year by year. William Hammond Hall's writings are an excellent record of the original conditions of the site, the methods used for reclamation, and his design intent. Early photographs have been useful for tracing development when they can be dated with known facts. Early guide books and maps provide intermediate stage maps. The 1935 aerial photograph is a valuable record that shows many of the trees at an age where each individual tree can be seen.

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GOVERNMENT
DOCUMENTS DEPT

APR 15 2010

March 1, 2010

Mr. Brett Bollinger
Planning Department- MEA
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

SAN FRANCISCO
PUBLIC LIBRARY**Re: Transit Shelter Advertising Agreement—Request for Categorical Exemption**

Dear Mr. Bollinger:

The San Francisco Municipal Transportation Agency ("SFMTA") entered into a new Transit Shelter Advertising Agreement (the "Agreement") with Clear Channel Outdoor, Inc., ("Clear Channel"), which went into effect on December 31, 2007. At that time, the Planning Department issued a categorical exemption (a copy of which is attached) for the replacement of the 1,070 existing transit shelters and 33 kiosks with newly designed transit shelters and kiosks at the same locations. The SFMTA is now considering the installation of approximately 400 additional transit shelters in new locations where transit shelters do not currently exist, bringing the total number of transit shelters under the Agreement to a maximum of 1,500, and approximately 100 additional kiosks in new locations where kiosks do not currently exist, bringing the total number of kiosks to a maximum of 150.

The SFMTA now requests environmental review of its proposal to add additional shelters and kiosks. You have indicated that a categorical exemption may be appropriate to cover these additional transit shelters and kiosks at locations throughout the City. The SFMTA proposes to place these additional shelters at existing transit stops throughout the City that do not already have shelters, although specific locations will be determined by the SFMTA, based on requests from Muni riders and other considerations.

The SFMTA believes that a Class 3 categorical exemption for the proposed new transit shelters and kiosks is warranted given the following facts:

- The new structures will be installed in limited numbers;
- The City already has in place a comprehensive process through the Department of Public Works ("DPW") for the approval of these new structures at new sites, described further below, which includes extensive Placement Guidelines that ensure that sidewalk access is not impeded and that safety hazards are not created;
- Except for a difference in design, the new shelters and kiosks will have the same function and essentially the same footprint as the shelters and kiosks that have been on City streets for the past 20 years, will continue to be adaptable to accommodate narrow sidewalks and other obstructions, and will cause no additional environmental impact;

- The new shelter contractor was chosen through a competitive bid process; the transit shelter and kiosk designs received extensive public review, including Arts Commission approval, and were specifically designed by a local architectural firm to ensure that they are visually and contextually compatible with the surroundings and to be uniquely San Francisco structures;
- Each new transit shelter and kiosk will be fabricated and assembled off-site; construction activities will be confined to a narrow area, and all construction and installation activities will take a limited amount of time;
- Construction activities will not result in a significant amount of solid waste, litter, dust or debris; noise and vibration levels will change only briefly during construction and would not exceed other, similar activities; no hazardous materials will be used—in fact, the structures are designed to make the fullest possible use of environmentally friendly materials; and
- Some of the new kiosks may cover unsightly signal cover boxes now on the street and would therefore enhance the streetscape.

The transit shelter program, at its inception, received a Negative Declaration from the Planning Department on November 6, 1984 (a copy of which is attached). There were no transit shelters or kiosks on City streets at that time, and the Planning Department determined that the installation of structures at up to 1,000 locations, to be determined by the department (then the Public Utilities Commission), could not have a significant effect on the environment.

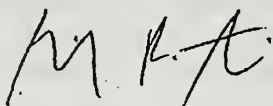
Exhibit I to the Agreement (a copy of which is attached) sets forth DPW Order No. 177,160, a detailed order listing the procedures that are followed by DPW related to the placement of transit shelters and advertising kiosks on the sidewalk. In the Order, DPW states its desire to ensure that these structures do not impede the right-of-way or create visual blight, while also to assist the SFMTA in ensuring convenience and support for transit riders. Section XI of the Order sets forth specific Placement Guidelines for the location of these structures in order to keep clear the right-of-way, including minimum pedestrian clearance zones and sidewalk setbacks.

I am also enclosing for your information photos of the new transit shelters and an image of the new kiosk.

As discussed with Planning Department staff over the past few months, the SFMTA is willing to omit the Civic Center Historic District and the Golden Gate Music Concourse area from this requested exemption.

Thank you very much. We look forward to hearing from you.

Very truly yours,



Gail Stein
Manager, Property Contracts and Development

Class (3)(e) Accessory structure
Sophie Hayward
04.12.2010

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CLASSIFICATION EXEMPT
CLASS (3)(e) Accessory structure



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Andrea Contreras
Project Address: MTA Transit Shelters – Various Locations
Block/Lot: Multiple Locations
Case No.: 2009.0997E
Date of Review: March 15, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The San Francisco Metropolitan Transit Authority (SFMTA) entered into a Transit Shelter Advertising Agreement with Clear Channel Outdoor, Inc. in December, 2007. At the time of the Agreement, the Planning Department issued a Categorical Exemption for the replacement of 1,070 existing transit shelters and 33 kiosks with new shelters and kiosks. The SFMTA now proposes to install approximately 400 new, additional transit shelters and 100 additional kiosks where transit shelters and kiosks do not currently exist.

PRE-EXISTING HISTORIC RATING / SURVEY

Specific locations for the proposed new transit shelters and kiosks have not been identified at this time, though the new equipment and facilities will be distributed throughout the city in existing and new transit stops.

The proposed new shelters and kiosks may be located within undocumented potential historic districts for the purposes of CEQA, as well as designated historic districts under Articles 10 and 11 of the Planning Code.

Although the specific location of each transit shelter and kiosk has not been identified at this time, the SFMTA has excluded both the Civic Center Historic District and the Golden Gate Music Concourse (designated San Francisco Landmark No. 249) as potential locations for new equipment.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

As noted above, a number of the proposed new transit shelters and kiosks may be located in the public right-of-way within designated or potential historic districts. The SFMTA has agreed that no new transit shelters or kiosks will be placed within the Civic Center Historic District or within the boundaries of Landmark No. 249, the Golden Gate Music Concourse.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register*

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☐ Unable to determine
Architecture: or ☐ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: As noted above, of the proposed new shelters and kiosks, a number may be located within known and potential historic districts for the purposes of CEQA.

It is possible that a number of the proposed new shelters and kiosks will be located within the public right-of-way in close proximity to buildings and sites that have been individually designated as local, California, or National Historic Landmarks. It is also possible that a number of the proposed new shelters and kiosks will be located within the public right-of-way in close proximity to structures or sites that have not yet been documented, but that may be individually eligible for the California Register.

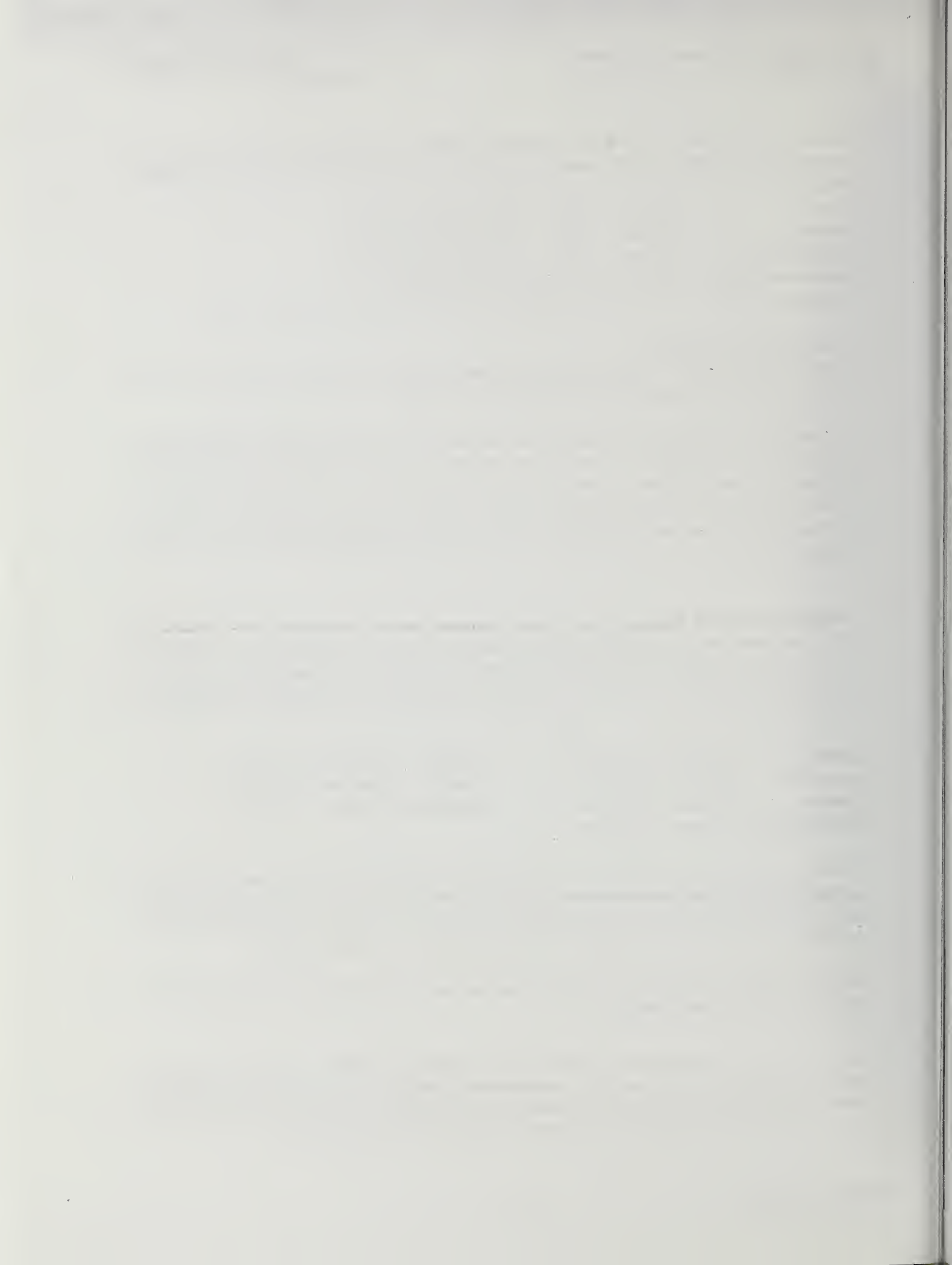
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: As noted above, a number of the proposed new shelters and kiosks may be located in undocumented potential historic districts for the purposes of CEQA. While new shelters and kiosks may be located within known or potential historic districts, no new shelters or kiosks will be placed within the Civic Center Historic District or within the Golden Gate Music Concourse.

It does not appear that the addition of the proposed shelters or kiosks will impact the integrity of any known or potential historic districts.

The Department has considered the potential of the proposed new shelters and kiosks to impair the ability of historical resources, including undocumented potential historic districts, to convey their significance, and has determined that the addition of the proposed new shelters and kiosks will not impair the ability of existing historic resources to convey their historic significance.



3. Determination Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (*Go to 6. below*)

☒ Historical Resource Present (*Continue to 4.*)

Note: As discussed above, the shelters and kiosks may be placed within known or potential historic districts. No new shelters or kiosks will be placed within the Civic Center Historic District or within the Golden Gate Music Concourse (Landmark No. 249).

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed new shelters and kiosks; it does not appear that the proposed new shelters and kiosks will impact the setting of historic resources in a manner that is considered a significant impact. It is unlikely that the existence of the proposed new shelters and kiosks within the public rights-of-way will prevent future as yet undocumented historic districts or structures from conveying their historic significance.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

Note: As proposed, the new shelters and kiosks will be placed within the public right-of-way and will not significantly impact character-defining features of individual buildings, and will not be a significant impact to known or potential historic districts.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the proposed new shelters and kiosks, if located within known or potential historic districts, will not significantly impact the character-defining features of the district, nor will the proposed new shelters or kiosks negatively impact the integrity of known or potential historic districts.

Visual quality, by nature, is highly subjective and different viewers may have varying opinions as to whether a proposed new shelters and kiosks make for a negative impact to the setting of the City and its neighborhoods. The Department's determination is that the impact of the proposed new shelters and kiosks to the setting of existing and potential historic sites, structures, and districts is not significant, and would not impair the ability of historic resources to convey their historic significance.

PRESERVATION COORDINATOR REVIEW

Signature: *Tina Tam*
Tina Tam, *Preservation Coordinator*

Date: 3-24-2010

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Viraliza Byrd, Historic Resource Impact Review File





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.0980E
Project Title: 1560 Shrader Street
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 1294/027
Lot Size: 2,495 square feet
Project Sponsor: Drake Gardner, Zone Design Development
(415) 884-2489
Staff Contact: Shelley Caltagirone – (415) 558-6625
shelley.caltagirone@sfgov.org

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Suite 400
San Francisco,
CA 94103-2479

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415.558.6409

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Information:
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APR 26 2010

PROJECT DESCRIPTION:

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The proposed project involves the addition of approximately 1,290 square feet to the existing 2,520-square-foot building for a total new area of 3,810 square feet. The work includes constructing a one-story vertical addition and a 12-foot-deep single-story horizontal addition at the rear of the building. The vertical addition would add approximately 10 feet in height to the building for a total new height of 32 feet and would be set back from the front façade by approximately 14 feet. The project site is located on a block bounded by Shrader Street, Carmel Street, Cole Street, and Belgrave Avenue.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Drake Gardner, Project Sponsor
Laurence McAuley, Property Owner
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner

Supervisor Mirkarimi, District 5
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not a historical resource. The property is not listed on the any historic resource surveys or listed on any local, state or national registries. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category B property requiring further consultation and review due to its age (over 50 years old). As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 1560 Shrader Street property appears to be located within a potential historic district eligible for listing on the California Register (Register) under Criteria 1 (Event) and 3 (Architecture); however, the building does not appear to contribute to the potential district. The district embodies the distinctive characteristics of the initial development phase in the area with a period of significance beginning with the streetcar development and extending through the period at which the neighborhood became fully built out (1880-1930). The subject building was constructed in 1937 and, therefore, does not fall within the period of significance for the potential district.

Furthermore, the building does not appear to qualify for listing on the Register as an individual resource. 1650 Shrader Street is a Mediterranean Revival-style single-family, one-story-over-basement house built in 1937 by Fred Lingren. The building is representative of the many builder-designed residential buildings constructed in the San Francisco during the 1930s, which borrowed from historic styles and resulted in eclectic building forms. As such, the subject property does not appear eligible for listing in the California Register as an individual building.

Since the building was determined to be a non-contributing property located within a potential historic district, the Planning Department assessed whether the proposed project would have an impact on off-site historic resources. In order to avoid an impact to the surrounding district, the new design of the subject building should be compatible with the district. The proposed design of the additions at 1560 Shrader Street would not detract from the Victorian and Edwardian character of this historic district. The proposed building alterations would be compatible with the character of the streetscape and the potential district in terms of scale, massing, materials, and details. Therefore, the proposed work would have no significant impact on the character of the identified historic district because the design of the addition would be compatible with the existing architecture in the vicinity.

The proposed project would involve the addition of approximately 1,290 square feet to the existing 2,520-square-foot building for a total new area of 3,810 square feet. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides for additions to existing structures provided that the addition would not result in more than 10,000 square feet if the structure is in an area where all public services and facilities are available, and the project is not in an environmentally sensitive location. The proposed project would make alterations to an existing structure and add approximately 1,290 square feet to a 2,520-square-foot residential building in an urban location that is not environmentally sensitive and that is well served by all public services. The proposed project therefore meets the criteria of Class 1.

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, February 8, 2010.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

1. The first part of the document discusses the importance of maintaining accurate records of all activities. It emphasizes that this is essential for ensuring transparency and accountability in the organization's operations.

2. The second part of the document outlines the specific procedures for collecting and analyzing data. It details the methods used to gather information from various sources and how this data is then processed to identify trends and patterns.

3. The third part of the document describes the results of the data analysis. It highlights the key findings and provides a detailed explanation of the factors that contributed to these results. This section also includes recommendations for future actions based on the findings.

4. The final part of the document provides a summary of the overall findings and conclusions. It reiterates the importance of the data analysis process and offers suggestions for how the organization can improve its performance based on the insights gained.

5. The first part of this section discusses the challenges faced by the organization in implementing the recommended changes. It identifies the main obstacles and provides a detailed analysis of their causes.

6. The second part of this section describes the steps taken to address these challenges. It outlines the specific actions that were implemented and the resources that were allocated to these efforts.

7. The third part of this section provides a detailed account of the progress made in implementing the changes. It includes a timeline of the implementation process and a comparison of the current status with the initial goals.

8. The final part of this section provides a summary of the overall progress and the impact of the changes. It highlights the successes and identifies areas for further improvement.

9. The first part of this section discusses the future plans for the organization. It outlines the long-term goals and the strategies that will be used to achieve them.

10. The second part of this section describes the specific actions that will be taken to implement these plans. It includes a detailed timeline and a list of the resources that will be required.

11. The third part of this section provides a detailed account of the progress made in implementing the future plans. It includes a timeline of the implementation process and a comparison of the current status with the initial goals.

12. The final part of this section provides a summary of the overall progress and the impact of the future plans. It highlights the successes and identifies areas for further improvement.

13. The first part of this section discusses the overall findings and conclusions of the document. It summarizes the key points and provides a final assessment of the organization's performance.

14. The second part of this section provides a detailed account of the progress made in implementing the recommended changes. It includes a timeline of the implementation process and a comparison of the current status with the initial goals.

15. The final part of this section provides a summary of the overall progress and the impact of the changes. It highlights the successes and identifies areas for further improvement.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 1560 Shrader Street
Block/Lot: 1294/027
Case No.: 2009.0980E
Date of Review: February 8, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

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Planning
Information:
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PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposal involves constructing a one-story vertical addition and a 12-foot-deep single-story horizontal addition at the rear of the building. The vertical addition would add approximately 10 feet in height to the building and would be set back from the front façade by approximately 14'. The project will add approximately 1,290 square feet to the existing 2,520-square-foot building for a total new area of 3,810 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the building (constructed in 1937).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of Shrader Street between Carmel Street and Belgrave Avenue in the Cole Valley neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District. The immediate blocks contain primarily low-density residential buildings. The subject building is located in an area composed primarily of two-story and three-story structures constructed between 1880-1930, with the approximately half of buildings on the subject block constructed between 1900-1913. The predominant architectural styles on the block are Edwardian, Mediterranean Revival, and First Bay Tradition.

Initial development of the area was spurred by the creation of Golden Gate Park and the development of the street car lines at the turn of the 20th century. The neighborhood was nearly fully built out by the 1920s, as is evident in review of the area's building dates. With the opening of the Twin Peaks and Sunset Tunnels in 1918 and 1929, respectively, residential development in the City began to move further west and development of the area slowed. Portions of the neighborhood may qualify for listing on the California Register as a historic district as architecturally representative of this initial development phase.

The period of significance for this potential district appears to be 1880-1930, beginning with the streetcar development and extending through the period at which the neighborhood became fully built out.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property located at 1560 Shrader Street appears to be located within a potential historic district eligible for listing on the California Register (Register) under Criteria 1 and 3; however, the building does not appear to contribute to the potential district. The district embodies the distinctive characteristics of the initial development phase in the area with a period of significance beginning with the streetcar development and extending through the period at which the neighborhood became fully built out (1880-1930). The subject building was constructed in 1937 and, therefore, does not fall within the period of significance for the potential district. Furthermore, the building does not appear to qualify for listing on the Register as an individual resource. Below is an evaluation of the subject property against the criteria for inclusion on the Register based upon supplemental information provided by the property owner and information in the Planning Department records.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Research does not indicate that any significant events that have made a contribution to local history have taken place at the subject property that would qualify the building for listing on the Register as an individual resource. However the building appears to be in an area significant for relating to the area's early phase of commercial and residential development, as described above. The subject building was not constructed during this initial period of development and does not contribute to the potential district.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

Research does not indicate that any of the owners or others associated with the building was an historically important person.

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

1650 Shrader Street is a Mediterranean Revival-style single-family, one-story-over-basement house. The house was built in 1937 by Fred Lingren. The building displays typical architectural features of the style, including stucco cladding, wood-framed, multi-light windows, Classical-detailing, a raised and recessed entry, and a combination Spanish tile gable roof and flat roof. The building is representative of the many builder-designed residential buildings constructed in the San Francisco during the 1930s, which borrowed from historic styles and resulted in eclectic building forms. As such, the subject property does not appear eligible for listing in the California Register as an individual resource under Criterion 3. Neither does the building contribute to the potential historic district identified above. A review of building dates in the area, a windshield survey of the neighborhood, and review of past historic resource evaluations for other properties in the area suggest that there is strong potential for a historic district or districts in the Cole Valley neighborhood defined by Victorian and Edwardian style buildings and significant for embodying the characteristics of the initial period of development in the area dating (1880-1930). The construction date (1937) and the Mediterranean-Revival style of the subject building would not contribute to such a district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

As the subject property does not appear to be a historical resource as either an individual property or as a contributor to a historic district, the historical integrity of the property was not evaluated.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- ☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The subject building appears to be located within, but not contributing to, a California Register eligible historic district defined by Victorian and Edwardian Era architecture relating to the area's initial period of development. The proposed project, as described in drawings A1 through A8 (prepared by Zone Design Development and dated June 10, 2008), would not detract from the Victorian and Edwardian character of this historic district. The proposed building alterations would be compatible with the character of the streetscape and the potential district in terms of scale, massing, materials, and details. Therefore, the proposed work will have no significant impact to the character of the identified historic district as the design of the addition will be compatible with the existing architecture in the vicinity.

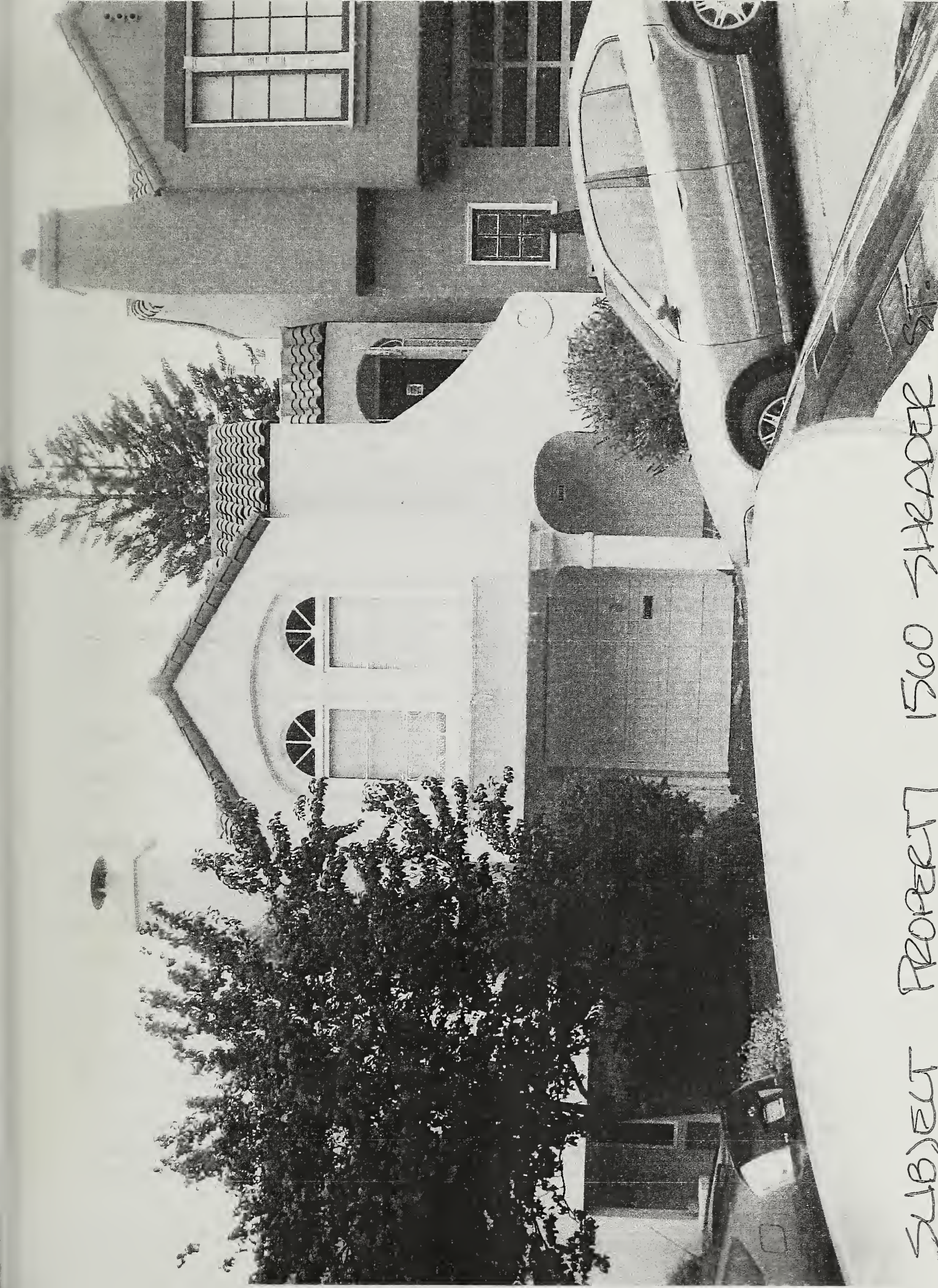
PRESERVATION COORDINATOR REVIEW

Signature: Tina Tam
Tina Tam, Preservation Coordinator

Date: 2-26-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2009.0980E_1560 Shrader St.doc



SUBJECT PROPERTY 1560 SHARPER ST.





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.0603E
Project Title: 855 27th Avenue, Fulton Playground and Clubhouse
Zoning: P (Public)
OS (Open Space)
Block/Lot: 1670/009
Lot Size: 35,997 square feet
Project Sponsor: San Francisco Recreation and Parks Dept.
c/o Paulina Araica, Project Manager
415 581-2558
Staff Contact: Brett Bollinger – 415 575-9024
Brett.bollinger@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The Fulton Playground Renovation Project proposed by the San Francisco Recreation and Parks Department would rehabilitate the existing approximate 1,050 square-foot, one-story Fulton Clubhouse constructed in 1938. The relatively flat 35,997 square-foot parcel is located midblock between 27th and 28th Avenues. In addition to the clubhouse, the project site contains unenclosed recreational courts and playgrounds, which would undergo renovations to accessibility, play equipment, landscaped gardens, pathways and roads. No parking exists or is proposed on the project site. (Continued next page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(a) and (d)]

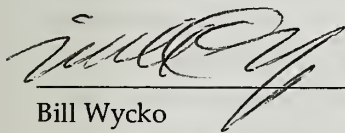
Categorical Exemption, Class 4 [State CEQA Guidelines Section 15309(a) and (b)]

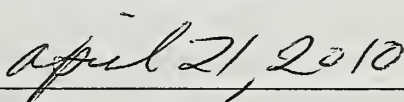
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

GOVERNMENT
DOCUMENTS DEPT

APR 26 2010

SAN FRANCISCO
PUBLIC LIBRARY

cc: Paulina Araica, Recreation & Parks Dept./ Project Sponsor
Supervisor David Mar, District 1
Historical Preservation Distribution List

V. Byrd, Bulletin Board and Master Decision File
Exemption/Exclusion File
B. Skrondal, Historical Address File

PROJECT DESCRIPTION, cont'd:

The proposed project includes two options of foundation repairs and seismic upgrades to the clubhouse. Option A of the foundation and seismic upgrades would retain the building in its current location while the foundation, footings, concrete grade beams and micropiles are constructed underneath the structure. Option B would temporarily re-locate the building on-site while the foundation, footings, concrete grade beams and micropiles are constructed, and the building would reoccupy its original location upon completion of the foundation repairs. Option B would also incorporate HABS (Historic American Buildings Survey) Level 1 drawings of the building prior to the temporary move; protection of the building from vandalism, adjacent construction, or other types of damage; and oversight of lifting and moving the building by a preservation engineer. The environmental review analyzed both options as part of the proposed project.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 855 27th Avenue is a historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,¹ the property is classified as Category B, a potential historic resource at least 50 years of age, until further research and analysis is completed.

In a memorandum dated March 5, 2010, Planning preservation staff determined that the building on the subject property is a historic resource.² As described in the memorandum, 855 27th Avenue appears eligible for individual listing on the California Register under criterion 1 (events) and criterion 3 (architecture), and as a contributory structure to a potential noncontiguous Recreational Clubhouse historic district. The subject property is a good example of a recreation facility and playground erected as a Works Progress Administration (WPA) project to fulfill the goals of the Recreation Commission's expansion of the city's playground and recreational facilities to every neighborhood in the 1930s, a social trend of the time. The period of significance for the Fulton Playground and Clubhouse is circa 1938 (the date of construction) to 1940 (the date associated with the end of construction of WPA park structures in the San Francisco). The period of significance of a potential noncontiguous historic district, including the Fulton Playground and Clubhouse and Cabrillo Playground and Clubhouse as contributors to the district, would be circa 1932 (initial organization of recreational facility funding and building plans) to 1940 (the date associated with the end of construction of WPA park structures in the San Francisco).

Designed by master architect William G. Merchant, while he was the Recreation Commission's consulting architect, the Fulton Clubhouse embodies the character-defining features of a 1930s recreational clubhouse. The design of the clubhouse was identified by the National Recreation Association as a well-designed building at the time of its construction. As described in the memorandum, not only has the

¹ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at <http://www.sfgov.org/planning/mea>

² Historic Resource Evaluation Response Memorandum for 855 27th Avenue from Angela Threadgill, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, issued February 11, 2010. A copy of this memorandum is attached.

subject property been found significant under California Register criteria 1 and 3, the existing building site retains much of its original integrity with respect to location, design, workmanship, setting, feeling and materials.

After determining that a property is an "historical resource" for the purposes of CEQA, the next step is to determine if the proposed project could cause a substantial adverse change in the significance of the historical resource. The Planning Department preservation staff determined that the proposed alterations to the playgrounds, interior and exterior alterations to the clubhouse, and the foundation/seismic upgrades would not cause a substantial adverse change in the significance of the historical resource such that the significance of the resource would be materially impaired, including off-site historical resources or the potential historic district.³

The features of the existing property that define its character are: the centered position of the building along the north property line, the perpendicular orientation of the building to the street; the spatial relationships of the building to the site and adjacent structures; the large recreational areas and landscaped yards slightly above street level; the overall symmetrical form and small house-like proportions of the building; complex hipped roof shape including the main roof form, side wings, and chimney; textured stucco cladding; coved stucco soffits where the wall meets the roof eave; cornice dentils; fenestration pattern on the front primary elevation, including the central bay window; multi-lite steel casement and hopper windows; hinged wood multi-lite and paneled doors; wood trim; half-timbered trim at central bay window.

The interior is considered a historically accessible public space, the character-defining features are: the floor plan's configuration of a central clubroom flanked by an ancillary office, storage, kitchen and bathrooms in the wings; the house-like proportions of the interior spaces; the relationship of the rooms to the exterior, such as the bathrooms; the clubroom's vaulted ceiling, unpainted knotty pine vertical wall paneling, ceiling paneling, wood beam trusses, and manteled fireplace; unpainted wood paneled doors, hardware and trim; historic light fixtures; and the office's wood wainscot and built-in cabinets.

The proposed project, either Option A (retain the building in its current location while the foundation, footings, concrete grade beams and micropiles are constructed underneath the structure) or Option B (temporarily re-locate the building on-site while the foundation, footings, concrete grade beams and micropiles are constructed), would retain sufficient historic fabric and materials of the above-mentioned character-defining features to avoid any significant impacts.

Conclusion:

CEQA State Guidelines Section 15301(a) and (d), or Class 1, provides an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; and for rehabilitation of deteriorated structures to meet current standards of public health and safety. The proposed project would meet these criteria by seismically strengthening the foundation and interior walls to meet the current seismic codes.

³Ibid.

CEQA State Guidelines Section 15309(a) and (b), or Class 4, provides an exemption from environmental review for minor alterations to land. The proposed project would meet these criteria because the proposed land has a slope of less than 10 percent and consists of new landscaping and replacement of existing landscaping.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 855 27th Avenue, Fulton Playground and Clubhouse
Block/Lot: 1670/009
Case No.: 2009.0603E
Date of Review: March 5, 2010
Planning Dept. Reviewer: Angela Threadgill
(415) 558-6602 | angela.threadgill@sfgov.org

Reception: 415.558.6378

Fax: 415.558.6409

Planning
Information: 415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PROJECT DESCRIPTION

The Fulton Playground Renovation Project, which is planned by the San Francisco Recreation and Parks Department, would rehabilitate the existing approximate 1,050 square-foot, one-story Fulton Clubhouse constructed in 1938 on the relatively flat 35,997 square-foot site located on a parcel midblock between 27th and 28th Avenues, which includes two options of foundation repairs and seismic upgrades. Option A would retain the building in its current location while the foundation, footings, concrete grade beams and micropiles are constructed underneath the structure. Option B would temporarily re-locate the building on-site while the foundation, footings, concrete grade beams and micropiles are constructed, and the building would reoccupy its original location upon completion of the foundation repairs. Option B would also incorporate HABS (Historic American Buildings Survey) Level 1 drawings of the building prior to the temporary move; protection of the building from vandalism, adjacent construction, or other types of damage; and oversight of lifting and moving the building by a preservation engineer. The project site also contains unenclosed recreational courts and playgrounds, which would undergo renovations to include improvements to accessibility, play equipment, landscaped gardens, pathways and roads.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject structure was designed by William G. Merchant in 1933 during his tenure as the San Francisco Recreation Commission's consulting architect, and constructed in 1938 in concert with the Works Progress Administration (WPA). Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located in a block bound by Fulton Street to the south, Cabrillo Street to the north, and 27th and 28th Avenues to the east and west, respectively, within the Outer Richmond neighborhood. Although the property is in a P (Public) Zoning District and an OS (Open Space) Height and Bulk District, the adjacent properties are within an RH-2 (Two-Family Residential, House) Zoning District and a 40-X

Height and Bulk District. The neighborhood context within the immediate area is single- and two-family dwellings of one- to three-stories in height that are setback 5-10 feet from the public right-of-way. The rear yards of the residential dwellings adjoin each other to create a landscaped mid-block open space. The subject property's recreational facilities transverses the block for access from both cross streets.

The architectural context of the area consists of early 20th Century Revival styles, but predominantly Mediterranean Revival. Farther east of the subject property is the Inner Richmond neighborhood, which has a similar neighborhood context as the Outer Richmond. Farther north of the subject property is the Sea Cliff neighborhood and the Golden Gate National Recreational Area. One block south of the subject property is the National Register-listed Golden Gate Park, which contains several contributory structures including the Beach Chalet (1000 Great Highway) and the Golden Gate Park Conservatory (Mount Lick, north of John F. Kennedy Drive), designated as local landmarks. Also within the immediate vicinity, one block north of the subject property, are the E.E. Young designed homes (701, 705, 711, 717, 725, and 729 27th Avenue and 2625 and 2631 Balboa Street), identified as historical resources and a potential historic district.¹ Lastly, the Fulton Clubhouse may also be eligible as a contributor to a potential discontinuous historic district, which would also include the Cabrillo Clubhouse, designed by William G. Merchant, and built as projects of the WPA.

-
1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed.

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: c. 1932-1940

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register.² Upon review and consideration of all research and evaluation, it appears that the subject property is eligible for the Register under Criterion 1 (Events) and Criterion 3 (Architecture/Design); further analysis on the building's ability to convey the integrity under these criteria is discussed in Section 2 of this report.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

¹ Historic Resource Evaluation Response Memorandum from N. Moses Corrette, Preservation Technical Specialist, to Major Environmental Analysis, December 6, 2006 (Case No. 2005.0142E), available for review upon request to the Planning Department.

² This determination for California Register Eligibility is made based on the Historic Resource Evaluation Report for Fulton Clubhouse, prepared by consultants of Carey & Co., Inc., whom meet professional qualification standards to prepare historical evaluations, August 10, 2009 (Case No. 2009.0603E), available for review upon request to the Planning Department.

The existing Fulton Playground and Clubhouse appears eligible for listing in the California Register of Historic Places under Criterion 1 (Events) as having made a significant contribution to the broad pattern of San Francisco's community planning and development, social history, recreation, and politics/government. The Recreation Commission, an outgrowth of the Playground Commission chartered in 1907, is found to have made a significant contribution to the development of San Francisco during a period from 1908 to 1951, before its function combined with the Parks Department. A plan to provide playgrounds and recreational facilities in every neighborhood in the city was developed by the Commission as early as 1932 and carried out through the help of funding and labor from the New Deal programs, such as WPA. The subject property is a good example of a recreation facility and playground erected as a WPA project to fulfill the goals of the Commission's expansion plans of the city's recreational facilities in the 1930s, which provided a community assembly space and supervised play areas, a social trend of the time. After the restructuring of WPA programs in 1940, federal funding ceased for the construction of parks and recreational facilities. Therefore, the period of significance for the Fulton Playground and Clubhouse is from circa 1938 (the date of construction) to 1940 (the date associated with the end of construction of WPA park structures in the San Francisco). The period of significance of a potential discontinuous historic district, including the Fulton Playground and Clubhouse as contributory to the district, would be from circa 1932 (initial organization of recreational facility funding and building plans) to 1940 (the date associated with the end of construction of WPA park structures in the San Francisco).

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

The Fulton Playground and Clubhouse does not appear to be eligible under Criterion 2 (Persons). Although prominent persons have been associated with the planning and implementation of San Francisco's recreational facilities, such as Miss Josephine Dow Randall, the director of the Playground and later the Recreation Commission from 1926 to 1951, research has failed to reveal an intimate association with the particular site and structure that would justify its inclusion in the California Register under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The Fulton Playground and Clubhouse appears to be eligible for listing on the California Register under Criterion 3 (Architecture/Design) as it embodies the distinctive characteristics of a type and period of construction, and represents the work of a master. Designed by master architect William G. Merchant, while he was the Recreation Commission's consulting architect, the Fulton Clubhouse embodies the character-defining features of a 1930s recreational clubhouse—multiple doors for direct access to separate interior spaces, a central assembly or club room flanked by wings containing bathrooms and other facilities, and small house-like proportions to appeal to children and their parents. (Additional character-defining features are discussed in Section 5 of this report.) The design of the clubhouse was identified by the National Recreation Association as a well-designed building for a neighborhood playground clubhouse at the time of its construction.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: The Fulton Clubhouse retains integrity of location (place where the historic property was constructed) and setting (physical environment inclusive of spatial relationships to buildings). The building was originally designed in 1933 and constructed in 1938 to provide recreational activities at Fulton Park to the surrounding neighborhood, both of which have undergone relatively few changes. The clubhouse still conveys the sense of a small home-like structure, both on the exterior and interior, designed to inspire children's imaginations, thus it retains its integrity of feeling (property's historic sense of a particular period of time). The building maintains its association (direct link to an important event) as a structure continuously used in conjunction with the park and playground. Finally, the Fulton Clubhouse maintains integrity of design, workmanship and materials from its period of significance (1938-1940). The building was renovated in 1989, but few significant changes were made to the interior or exterior of the building's character-defining features.³ The building possesses sufficient integrity from the building's period of significance that would justify a finding that the Fulton Clubhouse is eligible for the California Register.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6. below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

³ The interior of Fulton Clubhouse is considered a historically accessible public space for the purposes of CEQA, therefore its character-defining features are evaluated for integrity in addition to the structure's exterior.

- ☒ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration.*)
- ☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration.*)
-

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

Notes: The features of the existing property that define its character are: the centered position of the building along the north property line, the perpendicular orientation of the building to the street; the spatial relationships of the building to the site and adjacent structures; the large recreational areas and landscaped yards slightly above street level; the overall symmetrical form and small house-like proportions of the building; complex hipped roof shape including the main roof form, side wings, and chimney; textured stucco cladding; coved stucco soffits where the wall meets the roof eave; cornice dentils; fenestration pattern on the front primary elevation, including the central bay window; multi-lite steel casement and hopper windows; hinged wood multi-lite and paneled doors; wood trim; half-timbered trim at central bay window.

The interior is considered a historically accessible public space; the character-defining features are: the floor plan's configuration of a central clubroom flanked by an ancillary office, storage, kitchen and bathrooms in the wings; the house-like proportions of the interior spaces; the relationship of the rooms to the exterior, such as the bathrooms; the clubroom's vaulted ceiling, unpainted knotty pine vertical wall paneling, ceiling paneling, wood beam trusses, and manteled fireplace; unpainted wood paneled doors, hardware and trim; historic light fixtures; and the office's wood wainscot and built-in cabinets.

The proposed project, either Option A (retain the building in its current location while the foundation, footings, concrete grade beams and micropiles are constructed underneath the structure) or Option B (temporarily re-locate the building on-site while the foundation, footings, concrete grade beams and micropiles are constructed), would retain sufficient historic fabric and materials of the above-mentioned character-defining features to avoid any significant impacts. The combined effects of the alterations, specifically the seismic shear walls, would not result in any cumulative impact to the historical resource because the historic materials would be reinstalled after the existing walls are seismically strengthened. However, further reduction in material retention of the building, such as removal of windows and doors, painting the wood paneling, or reconfiguring the clubroom spaces, would likely result in reaching a cumulative negative impact, and should be avoided. Any additional future alterations to the historic façades should maintain the appearance of the building during the period of significance.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

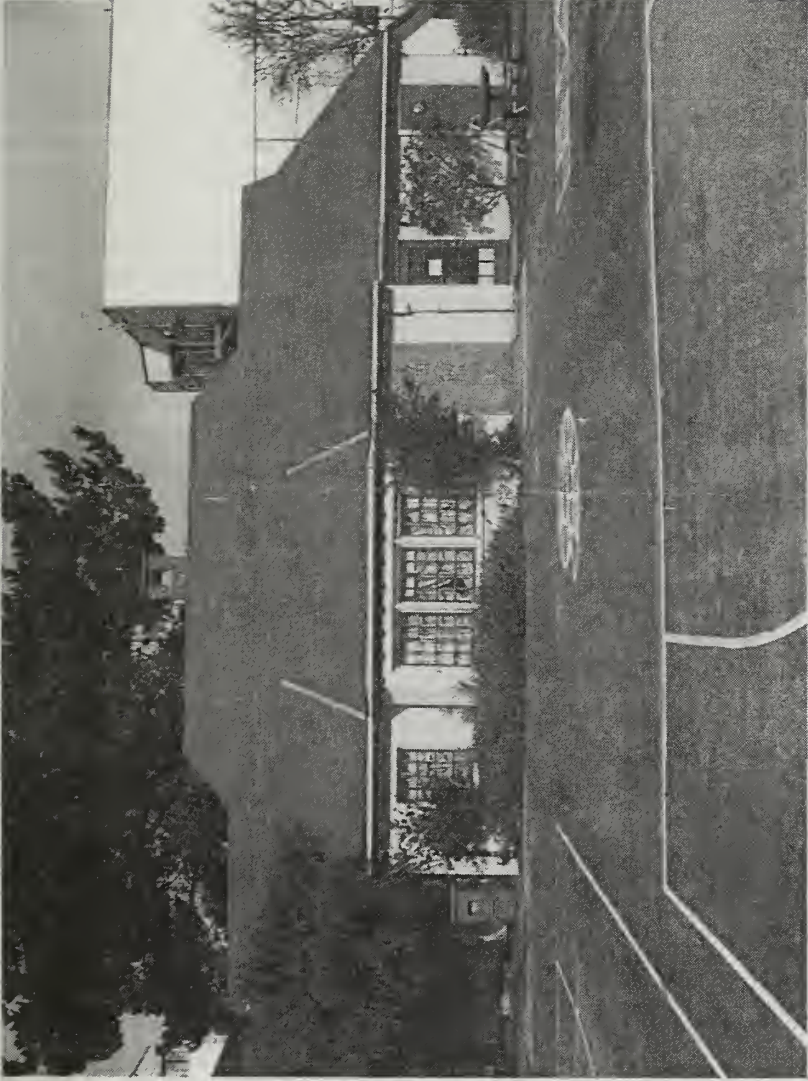
☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: *Tina Tim*
Tina Tim, *Preservation Coordinator*

Date: 3-30-2010

cc: Virnaliza Byrd / Historic Resource Impact Review File
David Lindsay, NW Team Leader
Beth Skrondal / Historic Resource Address File
Margaret Yuen, *Recording Secretary*, Historic Preservation Commission



Fulton Clubhouse





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	☐
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	☐
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	☐
Fee	☒	☐
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

MAY 19 2010

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent): *Paul Frank*

Date: 2-19-09

For Staff Use Only) Case No. 2009.0173E

Address: 353 San Jose

Block/Lot: G531/022

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Adil Shaikh</u>	Telephone No.	<u>415-377-4131</u>
Address	<u>1656 Powell St</u>	Fax No.	<u>415-781-0580</u>
	<u>SF 94133</u>	Email	<u>Apts 1656 powell@aol</u>
Project Contact	<u>Gabriel Ng</u>	Telephone No.	<u>415-682-8060 x 102</u>
Company	<u>Ng & Associates</u>	Fax No.	<u>415-682-8720</u>
Address	<u>1360 9th Ave</u>	Email	<u>gabriel@nggaia.com</u>
	<u>SF CA 94122</u>		

Site Information

Site Address(es):	<u>353 San Jose ave</u>
Nearest Cross Street(s)	<u>24th street</u>
Block(s)/Lot(s)	<u>Zoning District(s) RM 2</u>
Site Square Footage	<u>1825</u>
Present or previous site use	<u>Height/Bulk District</u>
Community Plan Area (if any)	<u>NO</u>

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		<u>1,750,000</u>

Describe proposed use _____

Narrative project description. Please summarize and describe the purpose of the project.

The purpose of the project is to demolish a very old single dwelling home and construct a new residential use only consisting of four units.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1	none	4	4
Retail	n/a	none	none	
Office	n/a	none	none	
Industrial	n/a	none	none	
Parking	1	none	4	4
Other (specify use)				
Total GSF	1825		8,718	8718

Dwelling units	1	0	4	4
Hotel rooms	n/a	n/a	n/a	-
Parking spaces	1	0	4	4
Loading spaces	n/a	n/a	n/a	-
Number of buildings	1	n/a	1	1
Height of building(s)	22'	none	40'	40'
Number of stories	2	none	4	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(I) 1 & 3(b)

FOR DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING
AND CONSTRUCTION OF A NEW FOUR-UNIT RESIDENTIAL BLDG.

 BEN FR 4.21.10



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 353 San Jose Avenue
Block/Lot: 6531/022
Case No.: 2009.0173E
Date of Review: April 21, 2010
Planning Dept. Reviewer: Ben Fu
(415) 558-6613 | ben.fu@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition

☐ Alteration

☒ New Construction

PROJECT DESCRIPTION

The proposed project is to demolish the existing building and construct a new four-unit, four-story, 40'-0" tall, residential building.

PRE-EXISTING HISTORIC RATING / SURVEY

According to submitted Historic Resource Evaluation Report, prepared by Kelley and VerPlanck, the subject one-story, single-family building was constructed circa 1880. The subject property is located within the area documented in the South Mission Survey, which is pending and has not been adopted by the Historic Preservation Commission. However, based upon preliminary survey findings, the subject property does not appear to be eligible for the California Register as an individual resource or located in a potential historic district. The recorded date of construction of the building makes it a "Category B" building and property requiring further review and consultant for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the east side of San Jose Avenue, between 25th and 26th Streets. The immediate context is a mixture of single-family dwellings and multi-unit apartment buildings constructed between the late 19th century and mid-20th century. There are various setbacks between buildings and some buildings feature garages at the ground level. The west side of San Jose Avenue contains Juri Commons Park, formerly the S.P.R.R. rail line. The block face contains no consistent row of similarly designed buildings nor does it contain buildings that are united historically or aesthetically. Visual continuity is mixed in terms of style, massing, architecture, and materials.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register*

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property is not located within a potential historic district. The subject building is not eligible for inclusion on the California Register individually. The integrity and architecture of the existing building do not reflect the characteristics of any potential historic district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

None of the owners, occupants, or others associated with the building were historically important. Therefore, the existing building is not individually eligible for listing on the California Register under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The existing building is wood-framed and clad in stucco with a gable roof. Two tri-part aluminum sash windows flank the front entrance on the first story. The front entrance features a wood and glass paneled door recessed within an arched entry surrounded by scored concrete. A tri-part aluminum sash window sits in the peak of the gable. The building terminates with a simple cornice. The north and south façades are concealed by the lush plantings of the front yard and the streetscape trees.

According to building permit history, various alterations were made to the building. The building has been stripped of all original ornamentation. The building design does not embody any distinctive characteristics of a type, period, or method of construction. The existing building is not individually eligible for listing on the California Register under this criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the existing has not been shown to be significant under California Register criteria. The subject building is not eligible for California Register; therefore, an investigation into the integrity was not concluded. Should an assessment of integrity be required, staff believes that the subject buildings have undergone significant alteration between 1938 and 1983 and generally lack integrity.

3. **Determination of Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects..**

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. The existing building is not related to any important historic event, none of the owners or others associated with the building were historically important, none of the character defining features or architectural style remains, and the building does not embody the distinctive characteristics of a type, period, method of construction, or represent the work of a master. Thus, the demolition would not cause a substantial adverse change in the significance of any Historical Resource. A replacement building however, should be compatible with the height and massing of the surrounding block face. The revised design reduces the overall building scale by removing the stair penthouse and setting back the proposed fourth story by approximately 12'-6". The ground floor windows and doors have been better aligned with the upper floor windows, and the design of the fence at the street frontage has improved to show consistency with the existing neighborhood context.

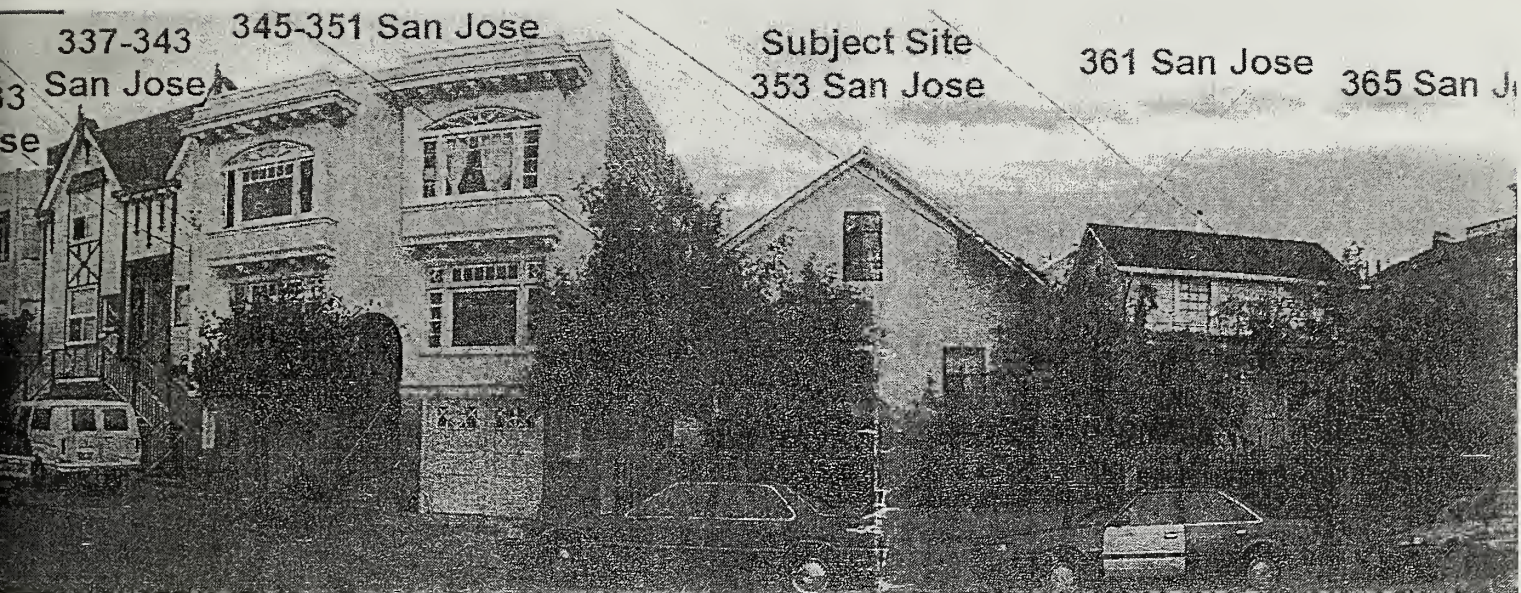
PRESERVATION COORDINATOR REVIEW

Signature: *Tina Tam*
Tina Tam, Preservation Coordinator

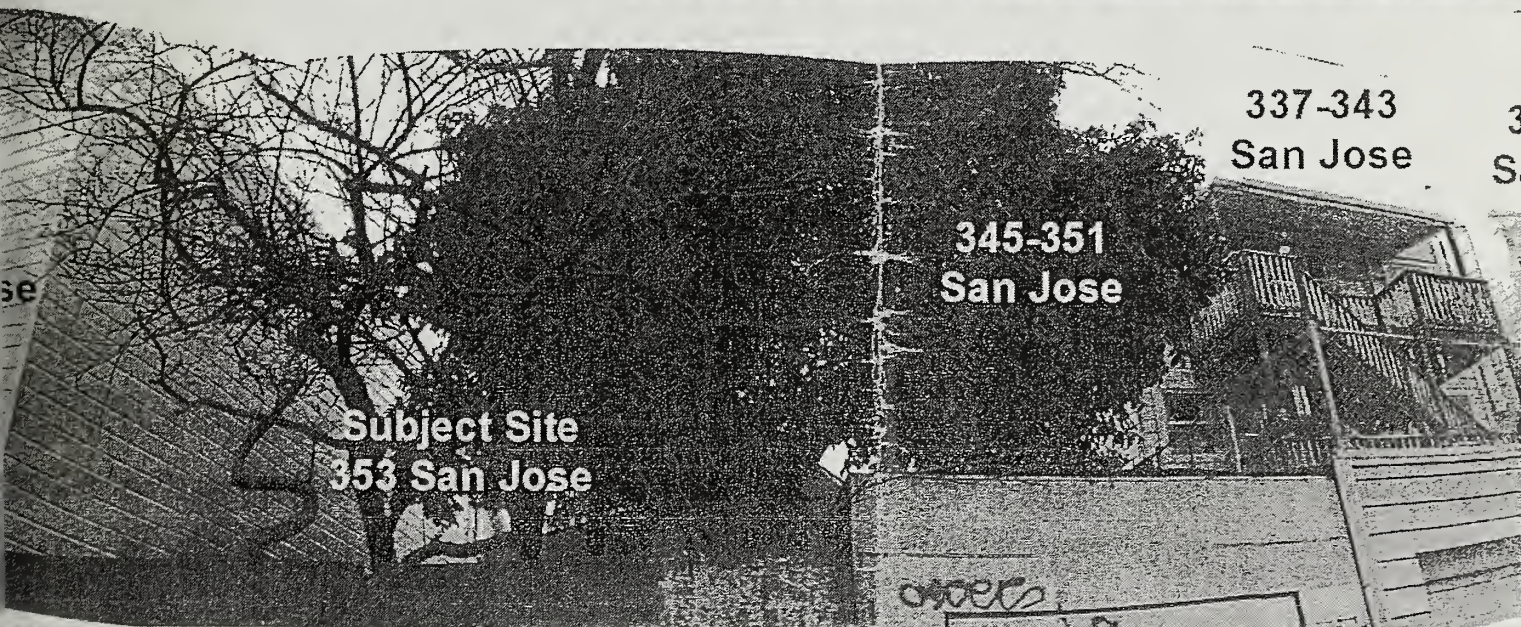
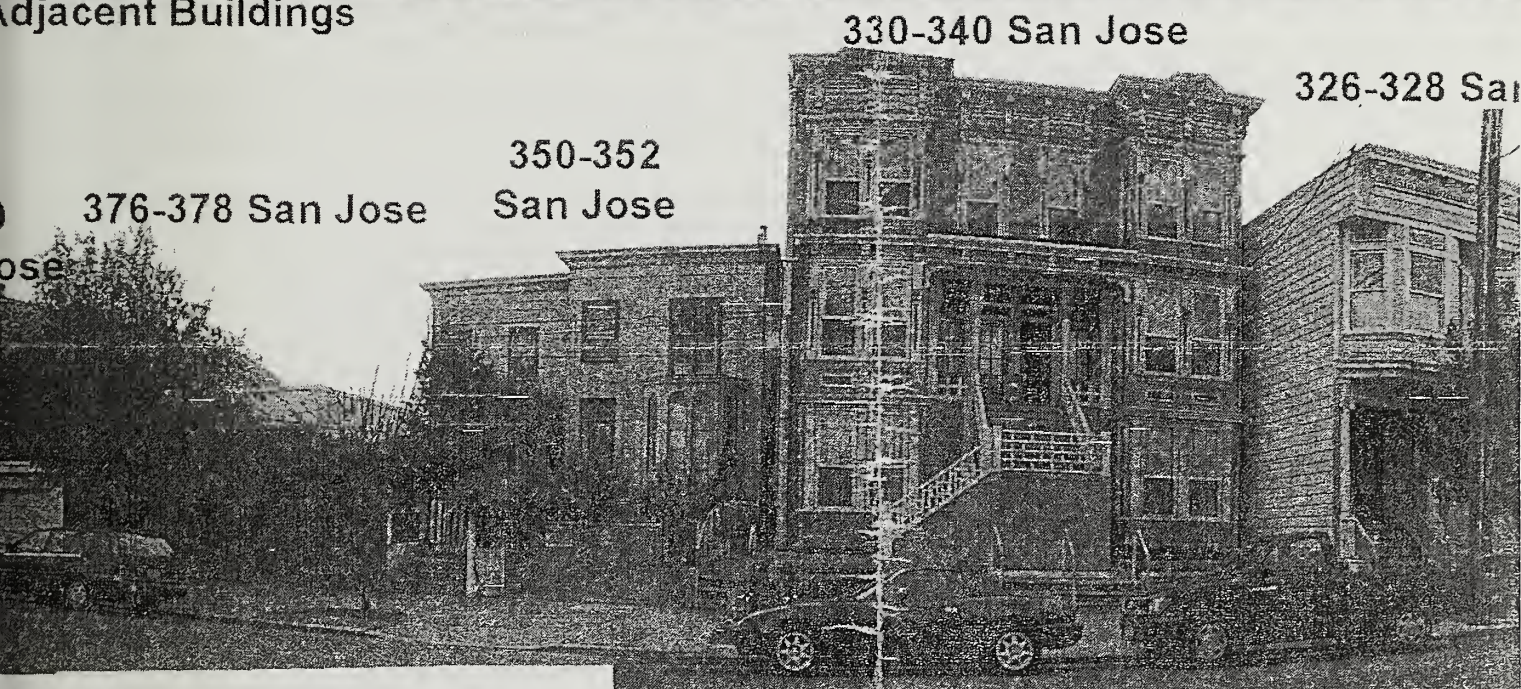
Date: 4-21-2010

cc: Linda Avery-Herbert, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File

BF: G:\DOCUMENTS\Historic\HRE_not a resource\San Jose_353_20090173E.doc



Adjacent Buildings



Site & Adjacent Buildings



MAY - 3 2010

MAR 24 2010

SAN FRANCISCO
PLANNING DEPARTMENTSAN FRANCISCO
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PLANNING DEPARTMENTCITY & COUNTY OF S.F.
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sf.gov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

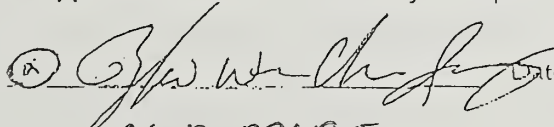
Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	☐
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	☐
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	☐
Fee	☒	☐
<i>Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2</i>	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement, as indicated in Part 3 Question 4</i>	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

 Date: 10-23-09

(For Staff Use Only) Case No.

2010.0249E

Address:

228 SWEENEY ST

Block/Lot:

5859/033

v 01.12.2009

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1,3

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner ZHI WEN CHEN/JUNG Telephone No. (415) 816-2321
 Address 224 HALE ST. Fax No. (415) 285-2636
SAN FRANCISCO, CA 94102 Email -
 Project Contact } OWNER Telephone No. } OWNER
 Company } OWNER Fax No. } OWNER
 Address } OWNER Email } OWNER

Site Information

Site Address(es): 228 SWEENEY ST.
 Nearest Cross Street(s) MERRILL ST.
 Block(s)/Lot(s) 5859 / 033 Zoning District(s) RH1
 Site Square Footage 2500 SF Height/Bulk District 40X
 Present or previous site use SFD
 Community Plan Area (if any) NO

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use SFD

Narrative project description. Please summarize and describe the purpose of the project.

- ADD 3RD STORY TO EXISTG SFD Bldg #1
- LOT SPLIT
- (N) SFD (Bldg #2) @ 230 SWEENEY ST.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? ✓ If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	SD (1132 [±])	FP (882)	1993 [±]	2875 [±]
Retail	N/A	←	→	
Office	N/A	←	→	
Industrial	N/A	←	→	
Parking	None	N/A	1	1
Other (specify use)				
Total GSF				

Dwelling units	1	1	0	1
Hotel rooms	N/A	←	→	
Parking spaces	none	←	→	
Loading spaces	N/A	←	→	
Number of buildings	1	1	N/A	1
Height of building(s)	15	10'-6"	20'	30'-6"
Number of stories	1	1	2	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 228 Sweeny Street
Block/Lot: 5859/033
Case No.: 2010.0249E
Date of Review: April 26, 2010
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration☒ Addition

PROJECT DESCRIPTION

The proposed project includes vertical addition of two stories and horizontal rear addition to an existing dwelling; façade alterations; demolition of an adjacent garage structure; and construction of an adjacent new dwelling concurrent with a lot-split. The existing floor area of the subject building is approximately 1,500 square feet; the proposed floor area of the subject building is approximately 3,045 square feet. The proposed floor area for the adjacent new building is also approximately 3,045 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is a one-story single-family dwelling that does not convey a distinctive architectural style due to previous alterations. The street façade consists of an enclosed central entry, flanking windows with minimal trim, and stepped parapet without detail. A garage with shed roof is located adjacent to the dwelling. The subject building is categorized as a CEQA Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed in 1885 and is over 45 years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on Sweeny Street between Boylston and Merrill Streets in the Portola neighborhood. The site is in a RH-1 (Residential, Single-Family House) zoning district and is in a 40-X Height and Bulk District. The immediate area is lacking in buildings that have been previously identified as historic resources. The majority of the surrounding area is comprised of two-story single-family dwellings constructed during the mid-20th century period.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

Events: The subject building was built in 1885 according to the County Assessor's data. Although significant events and patterns of development occurred during the 1880s in San Francisco, no information provided by the Project Sponsor or located in the San Francisco Planning Department's background files indicates that the subject building was associated with significant events or patterns of development during this period. It is therefore determined not to be eligible under this criterion.

Persons: The earliest known owner and occupant of the building was Mary Conway (1885-1907). There is no information provided by the Project Sponsor or located in the San Francisco Planning Department's background files to suggest that any significant persons are associated with the subject building. It is therefore determined not to be eligible under this criterion.

Architecture: The subject building appears to have been originally constructed as a vernacular cottage typical of the late 19th century, based on existing form, massing, plan, and location on the lot. However, no information provided by the Project Sponsor or located in the San Francisco Planning Department's background files indicates that the subject building possesses any strong characteristics or unique features associated with significant architectural styles or building types of the period, primarily due to previous alterations that removed original character-defining features. It is therefore determined not to be eligible under this criterion.

Furthermore, the subject building does not appear to relate to any potential historic district or important context. There are two types of residential buildings commonly found within the area: 19th-century vernacular cottages and mid-20th century single-family residences. Of the former, only two examples are located on the block: the subject building and another (similarly altered) cottage directly across the street. The remaining buildings on the block are of the latter type, and do not related historically to the subject building. It is therefore determined not to be eligible under this criterion in relation to a potential historic district or important context.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks Setting: ☐ Retains ☐ Lacks

Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: As the subject building does not appear to be eligible for the California Register, a thorough integrity analysis was not conducted. Nonetheless, it may be noted that the subject building has been extensively altered from its original appearance, including: removal of façade ornamentation and cornice; re-cladding; removal of full-length porch; enclosure of entry and replacement of front door; and removal of historic outbuildings concurrent with subdivision and residential development of the former agricultural parcel.

3. Determination of whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*) ☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- ☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

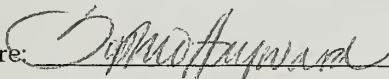
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

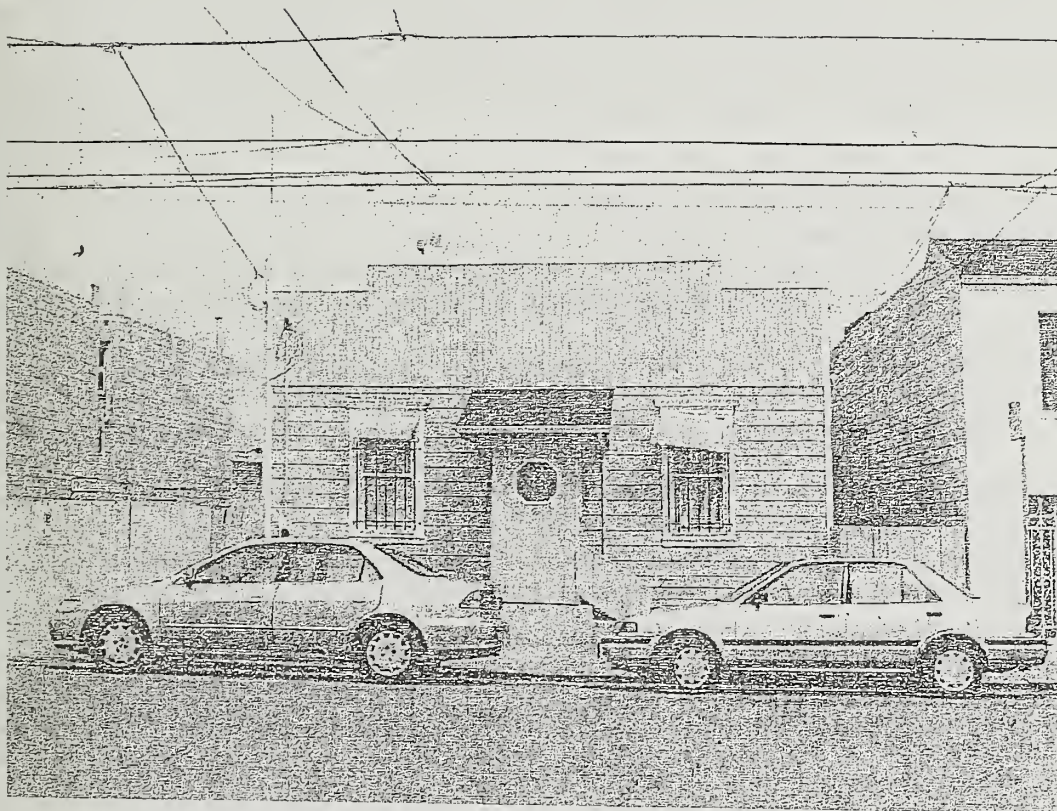
Signature: 
Sophie Hayward for Tina Tam, Preservation Coordinator

Date: 04-26-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Erika Jackson, Neighborhood Planner, Southeast Quadrant

Photos:

No historic photos were located for 228 Sweeny Street. The following photos are recent pictures of the building and vicinity.



228 Sweeny Street





SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

NOV 23 2009

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M E A

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

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The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

GOVERNMENT
DOCUMENTS DEPT

MAY - 3 2010

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PUBLIC LIBRARY

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):  WILLIAM WALTERS
ARCH + AGENT

Date: 23 NOV. '09

(For Staff Use Only) Case No. 2009.1171E

Address: 745 MARINA BLVD
Block/Lot: 910/18

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Jordan Sills</u>	Telephone No.	<u>415-359-3681</u>
Address	<u>745 Marina Blvd</u>	Fax No.	
	<u>S.F. 94123</u>	Email	<u>jordan@j2properties.com</u>
Project Contact	<u>William Walters</u>	Telephone No.	<u>415-887-9716</u>
Company	<u>Walters Architecture</u>	Fax No.	<u>415-887-9726</u>
Address	<u>62 Glen Drive</u>	Email	<u>william@waltersarchitects.net</u>
	<u>Sausalito, CA 94965</u>		

Site Information

Site Address(es):	<u>745 Marina Blvd</u>		
Nearest Cross Street(s)	<u>Broderick St.</u>		
Block(s)/Lot(s)	<u>910 / 018</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>3,047</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Single Family Res.</u>		
Community Plan Area (if any)			

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>\$10,000</u>

Describe proposed use Alteration to exist. front parapet to allow views from roof deck.

Narrative project description. Please summarize and describe the purpose of the project.

Permits were obtained in 2009 for a fourth story addition to a single family dwelling. There is a proposed roof deck in the front setback behind the existing front parapet of spanish tile.

Upon laying out of the new floor plan, it became apparent that users of the deck would be sitting behind the tall parapet and unable to see the view of the Bay to the north. It is our proposal to lower a portion of the tile parapet approximately halfway down, and replace the tile with glazing to allow for views but maintaining required railing height for the deck.

The plan of the parapet would remain unchanged as well as the gutterline. The change would be a lowering of the overall parapet height and the addition of glazing with some light metal framing. Original tiles would remain intact.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/ modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	3,868	3,868	672	4,540
Retail	–	–	–	–
Office	–	–	–	–
Industrial	–	–	–	–
Parking	–	–	–	–
Other (specify use)				
Total GSF	3,868	3,868	672	4,540
Dwelling units	One	One	One	One
Hotel rooms	–	–	–	–
Parking spaces	Two	Two	Two	Two
Loading spaces	–	–	–	–
Number of buildings	One	One	One	One
Height of building(s)	31'	31'	40'	
Number of stories	Three	Three	One	Four

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW Class 1, Section 15301(a),
for exterior alterations to an existing single-family
dwelling.

Shelley Caltagirone 4/27/10
Approved Shelley Caltagirone



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 745 Marina Boulevard
Block/Lot: 0910/018
Case No.: 2009.1171E
Date of Review: April 26, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 575-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

☐ New Construction

PROJECT DESCRIPTION

The proposal is to alter the existing roof by reducing the overall height by 2 feet and to replace three casement windows at the second floor level of the front façade with a tripartite window to match the first floor level fenestration.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the building (constructed in 1930).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located on the south side of Marina Boulevard between Broderick and Baker Streets in the Marina District neighborhood. The property is immediately surrounded by one-and two-family residential land uses and is across the street from Marina Green and the bay. The property is located within an 40 -X Height and Bulk District.

The subject building is located on a block of Marina Boulevard composed primarily of two-story-over garage houses, several with third story penthouses. The Marina District neighborhood is characterized by multiple unit apartment buildings intermixed with single-family dwellings and some commercial buildings along Chestnut and Lombard Streets. The boundaries of the neighborhood are generally, Marina Boulevard to the north, Lombard to the south, Van Ness to the east, and the Presidio to the west. The predominant architectural styles are Mediterranean or Spanish Revival with a handful of Exotic Revival buildings.

The land upon which the Marina District now sits was primarily marshland and lagoon prior to the Panama-Pacific International Exhibition (PPIE) held in 1915, at which time the land was filled with dredged material and earthquake debris from 1906, creating a final site of approximately 635 acres. The land is situated between the City's two military facilities, the Presidio and Fort Mason. Prior to this time

the area was known as Harbor View and contained approximately 400 scattered commercial and residential buildings but no systematic development. As a result of the PPIE, the rail lines were extended to the area, increasing accessibility and encouraging development once the event closed.¹

The first large-scale residential development occurred in the Marina in the early 1920s when several large land holdings were sold to real estate developers. By 1930, approximately 75% of the Marina's parcels were built out, housing approximately 25,000 people.² No information could be found concerning the Rison Brothers, identified on the Supplemental Information Form as the builders of 745 Marina Boulevard.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

In 2002, a Historic Architectural Survey Report was prepared for the Doyle Drive Project, which evaluated the historical significance of 35 buildings within the Marina District neighborhood in close proximity to the subject property. The buildings were located mostly along Marina Blvd. and Lyon Street. This report found that none of the surveyed buildings were eligible for listing on the California Register either individually or as contributors to a historic district. The evaluation states, in brief, that the area is not associated with any "renowned historical events, nor is it famous for a particularly notable architectural style."³ Neither did the report find that the buildings were significant for associations with significant residents, architects, or builders. Staff concurs with this assessment and finds that the subject building at 745 Marina Boulevard does not appear to be eligible for listing under any of the following criteria.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

¹ JRP Historical Consulting Services. *Historic Architectural Survey Report: Doyle Drive Project*. Prepared for Parsons-Brinckerhoff and San Francisco County Transportation Authority on August 29, 2002.

² Ibid.

³ Ibid, p. D-18.

Research does not indicate that any significant events that have made a contribution to local history have taken place at the subject property that would qualify the building for listing on the Register as an individual resource. Although the neighborhood is indirectly related to the 1915 PPIE through its development timeline, the area does not appear to be directly associated with any significant historical events. Therefore, the area does not appear eligible for listing under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research does not indicate that any of the owners or others associated with the building was an historically important person. No information is available concerning the Risdon Brothers builders.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

745 Marina Boulevard is a Mediterranean-style, single-family house, clad in stucco siding and capped with a clay tile roof. The house was built in 1930, presumably by local contractors. The building displays typical architectural features of the style and period associated with the development of the Marina neighborhood and is representative of the many builder-designed residential buildings constructed in the San Francisco during the early 20th century. As such, the subject property does not appear eligible for listing in the California Register as an individual resource under Criterion 3. Neither does the building appear to be eligible for listing as a contributor to a potential historic district. While portions of the Marina neighborhood contain significant individual buildings, there does not appear to be a significant concentration of such building in this area to qualify for listing on the California Register as a historic district under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The evaluation of Criterion D (Information Potential) is not within the scope of this evaluation, but it should be noted that the significant ground disturbance caused by the infilling of the marshland and lagoon at the turn of the century would likely have disturbed any pre-existing archaeological sites.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

As the subject property does not appear to be a historical resource as either an individual property or as a contributor to a historic district, the historical integrity of the property was not evaluated.

3. Determination: Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The subject building does not appear to be located within a California Register eligible historic district and nor is it in close proximity to any individually eligible historic resources; therefore, the proposed project will not have an adverse effect on any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 04.27.2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2009.1171E_745 Marina.doc







SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

FEB 13 2009

Environmental Evaluation Application CITY & COUNTY OF S.F. PLANNING DEPARTMENT MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

GOVERNMENT
DOCUMENTS DEPT

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

MAY - 6 2010

Signed (owner or agent):

B. Kienker

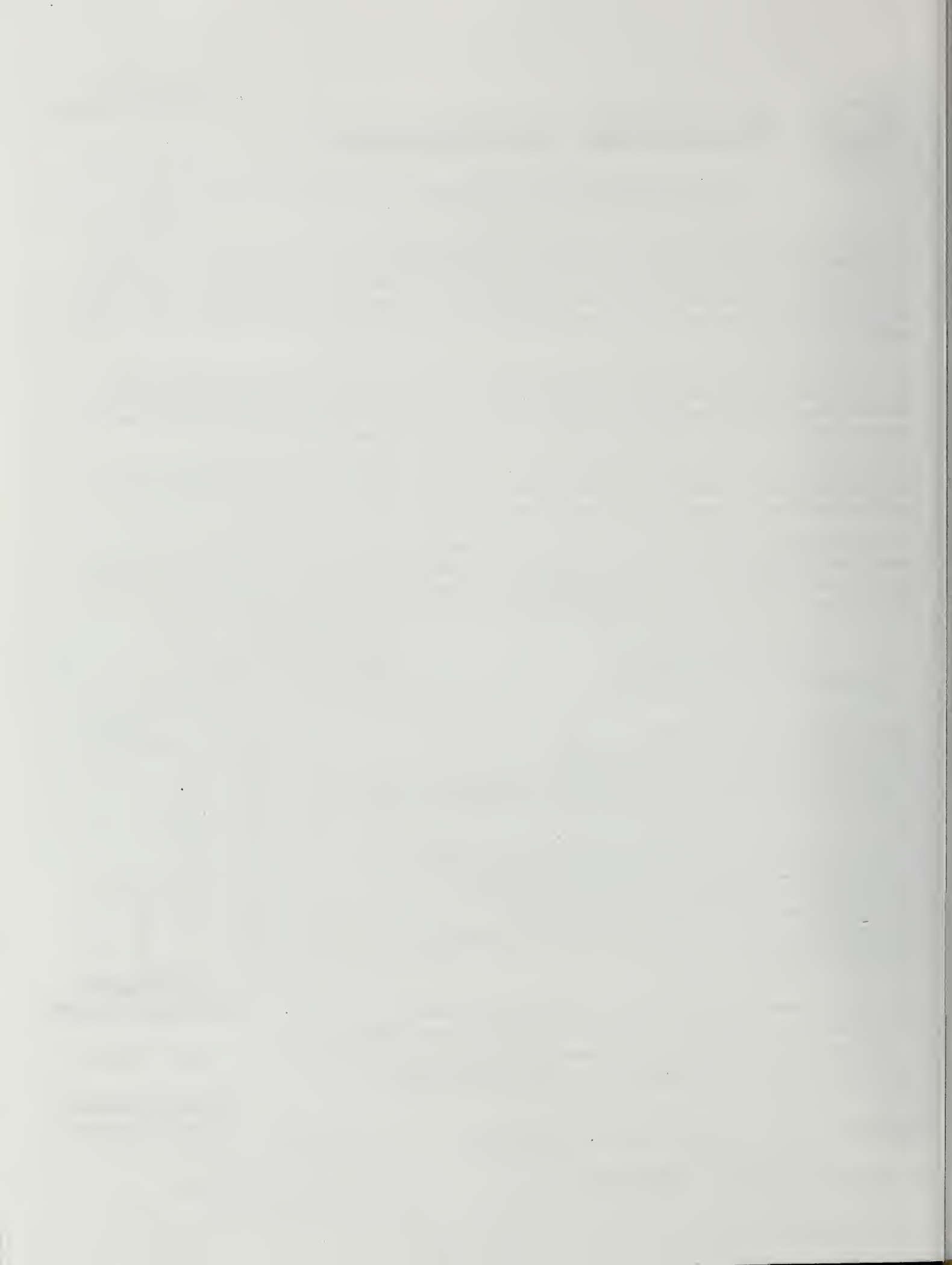
Date: 2/9/09

SAN FRANCISCO
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(For Staff Use Only) Case No. 2009.01275

Address: 415 Kikham

Block/Lot: 1854/037



PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner LAURA FOULKE Telephone No. 415-845-4177
Address 415 KIRKHAM ST. Fax No. laurafoulke@hotmail.com
SAN FRANCISCO, CA 94122 Email _____
Project Contact BRIAN MILFORD Telephone No. 415-346-9990
Company MARTINKOVIC MILFORD Fax No. 415-398-0116
Address 520 SUTTER ST. Email BRIAN@MARTINKOVICMILFORD.COM
SAN FRANCISCO, CA 94102

Site Information

Site Address(es): 415 KIRKHAM ST.
Nearest Cross Street(s) 8TH AVENUE
Block(s)/Lot(s) 1854/037 Zoning District(s) RH-1
Site Square Footage 2,375 S.F. Height/Bulk District 40-X
Present or previous site use RESIDENTIAL
Community Plan Area (if any) _____

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost \$100,000

Describe proposed use RESIDENTIAL

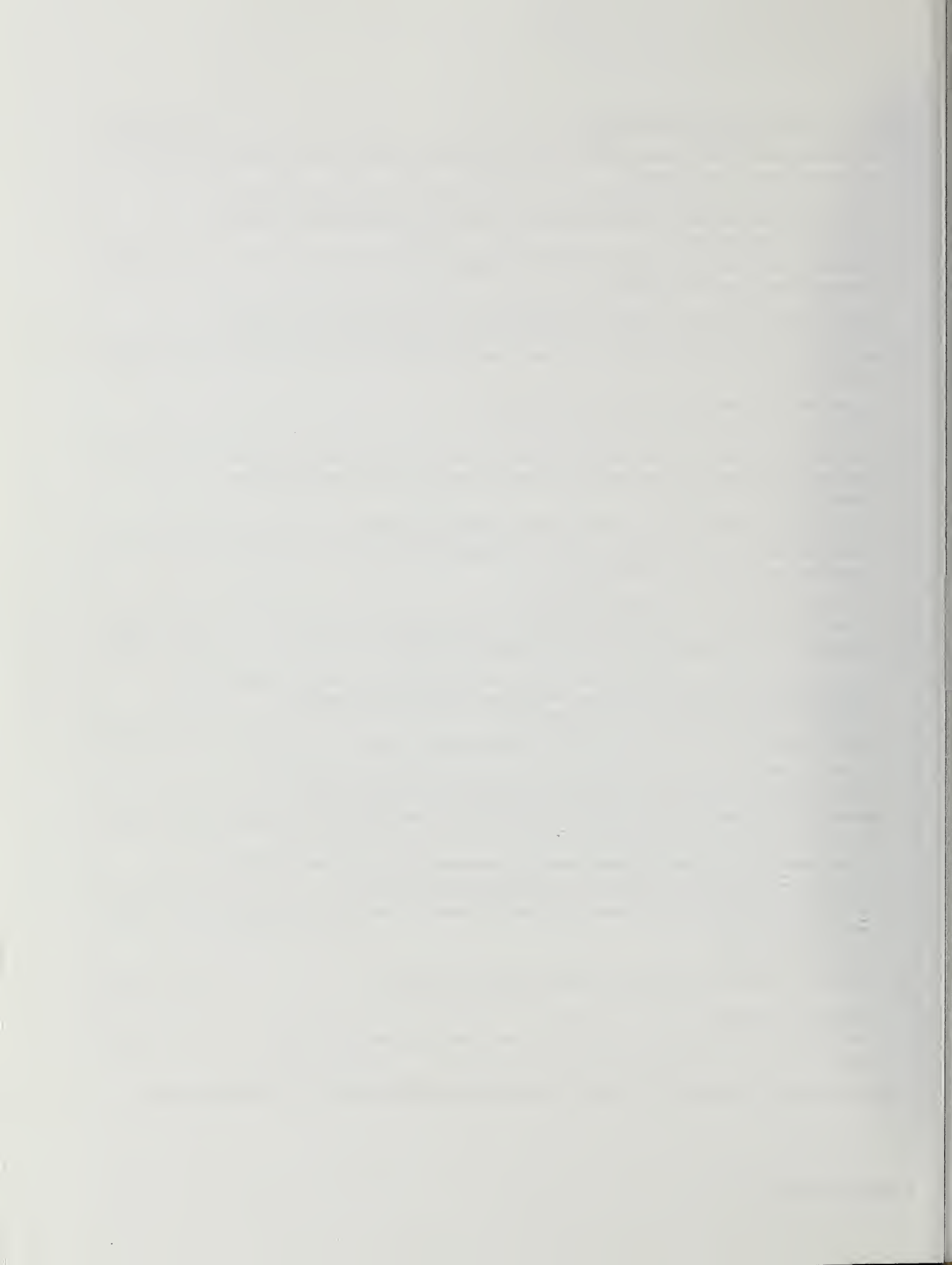
Narrative project description. Please summarize and describe the purpose of the project.

PROJECT PROPOSES TO REPLACE (E) ATTIC WITH (N) OCCUPIABLE LIVING SPACES. THE (E) ROOFLINE SHALL BE MODIFIED AND RAISED APPROXIMATELY FOUR FEET TO ACCOMMODATE +/- 638 S.F. OF (N) LIVING SPACE.



PART 3 - ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.



PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	978 s.f.	978 s.f.	638 s.f.	1,616 s.f.
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	267 s.f.	267 s.f.	0	267 s.f.
Other (specify use)				
Total GSF				

Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	1-26'-3 1/2"	-	+4'0" 1-26'-3 1/2"	1-30'-3 1/2"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A Transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 (e)

Michael J. Smith 4/29/2010

0105/AS 4 (3) Sub: Health



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 415 Kirkham Street
Block/Lot: 1854/037
Case No.: 2009.0127E
Date of Review: April 13, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a vertical addition that would add habitable area to the existing attic space. The vertical addition would be substantially set back from the existing front building wall and minimally visible from the street. The small window at the entry would be filled in, the rest of the front façade would not be altered.

PRE-EXISTING HISTORIC RATING / SURVEY

415 Kirkham was constructed in 1906 according to archival building permit records. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is over 50 years of age. It is not included on any historic surveys and it is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the south side of Kirkham Street between 8th and 9th Avenues in the Inner Sunset neighborhood. The property is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40 -X Height and Bulk District. The immediate context is a mixture of multi-family and single-family dwellings constructed from 1905 to 1940. Moreover, the area contains very few individual properties identified in previous architectural or historic surveys. The adjacent building to the east of the subject property is a large mid-century apartment building that is much larger than the scale of the other buildings on the block. The adjacent building to the west is a larger two-family dwelling constructed in 1908.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☒ Yes ☐ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

415 Kirkham Street appears to be eligible for listing on the California Register under Criterion 1 (Event) and Criterion 2 (Persons). Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resources Evaluation Report, dated July 2009, prepared by Kelley & VerPlanck. Staff concurs fully with the findings of findings of historical significance presented in the Kelley & VerPlanck report and refers the reader to this report for a more thorough evaluation of the property's significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1906, is associated with the earliest development of the Inner Sunset neighborhood and is presumed to be the first residential building constructed by the team of the Cox Brothers and Sunset Home Realty Co., significant developers within the Inner Sunset neighborhood.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Charles S. Brundage, owner of Sunset Home Realty Co. and Edward Cox, of the Cox Brothers building company, are locally significant developers of the Inner Sunset neighborhood. 415 Kirkham Street is presumed to be the first building constructed by this team of developers.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

415 Kirkham Street is an example of a well-preserved Craftsman Bungalow. The Cox Brothers constructed 10 other similar Craftsman style buildings on Kirkham Street between 7th and 9th Avenues. Of these buildings, the subject building has the highest degree of integrity. Although 415 has been well maintained, it is not a distinctive building and it is not the work of a master.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The project does not propose extensive excavation of the site, therefore an archeological analysis of the site was not performed. Regardless, it does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: Although the property's setting has been compromised by the removal and alterations of several of the other Cox Brothers buildings between 7th and 9th Avenues as well as by the presence of several larger mid-century buildings; the property has retained all other aspects of historic integrity and continues to convey its historical significance.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

The original project has been revised since Kelley & VerPlanck determined that it was a substantial adverse impact to the resource. The revised project, dated March 17, 2010, retains the front of the building and its character defining hipped roof and front dormer. The new addition is substantially set back from the existing front building wall and it is only two-feet taller than the existing ridgeline. Staff finds the proposed addition to be minimally visible; hence the project would not cause substantial adverse change in the resource such that the significance of the building would be materially impaired.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of the building include:

- Small scale.
- Double-hung wood windows with decorative top sash.
- Entry porch with an eave supported by a column.
- Hipped roof with a front dormer.
- Deep eaves with decorative rafters.
- Wood siding.
- Elevated and offset entry.
- Front angled bay window.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historic resources that would be impacted by this project.

PRESERVATION COORDINATOR REVIEW

Signature: *Tina B. Tam* For Tina Tam
Tina B. Tam, Preservation Coordinator

Date: 04.27.2010

cc: Linda Avert-Herbert, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

MES\G:\WORD\Preservation\415 Kirkham St\415 Kirkham St..doc

HISTORICAL RESOURCE EVALUATION

415 KIRKHAM STREET

SAN FRANCISCO,

CALIFORNIA



KELLEY & VERPLANCK

HISTORICAL RESOURCES

CONSULTING

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@KVPCONSULTING.COM





SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
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JUN 10 2010

Environmental Evaluation Application

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Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Ms. Wise.

Viktoriya Wise

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9049, viktoriya.wise@sfgov.org

Leigh Kienker

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9036, leigh.kienker@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
<i>Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
<i>Community Plan Area Supplemental Information Form</i>	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

Jan. 8. 2010

(For Staff Use Only) Case No.

2010.0074E

Address:

524 Vienna St

Block/Lot:

6090/005

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Gus Fallay (Consultant)</u>	Telephone No.	<u>510-469-5202</u>
Address	<u>70 13th Street</u>	Fax. No.	<u>415-621-4330</u>
	<u>San Francisco, CA 94103</u>	Email	<u>afallay@aol.com</u>
Project Contact	<u>Gus Fallay</u>	Telephone No.	<u>510-469-5202</u>
Address	<u>70 13th Street</u>	Fax No.	<u>N/A</u>
	<u>San Francisco, CA 94103</u>	Email	<u>afallay@aol.com</u>

Site Information

Site Address(es):	<u>524 Vienna Street</u>		
Nearest Cross Street(s)	<u>Between Persia Avenue and Russia Avenue.</u>		
Block(s)/Lot(s)	<u>6090/004</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>2,500.00</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Residential Single-Family Dwelling</u>		
Community Plan Area (if any)	<u>N/A</u>		

Project Description - please check all that apply

- | | | | |
|--|--|---|---|
| ☒ Addition | ☐ Change of use | ☐ Zoning change | ☐ New construction |
| ☒ Alteration | ☐ Demolition | ☐ Lot split/subdivision or lot line adjustment | |
| ☐ Other (describe) | | | |

Describe proposed use Horizontal and vertical addition to the existing one-story, single-family dwelling and to install a garage on the ground floor.

Narrative project description. Please summarize and describe the purpose of the project.

The proposal is to construct a single-story vertical addition to the existing structure, and a two-story horizontal addition, to the existing one-story, single family dwelling, and convert the same into a two-story over garage, single family dwelling unit.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground-disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). <u>N/A</u> If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a <i>Community Plan Area Supplemental Information Form</i> .	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	625.00	625.00	2075.00	2700.00
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0.00	0.00	132.00	132.00
Other (specify use)	0.00	0.00	0.00	0.00
Total GSF	625.00	625.00	2207	2832.00

Dwelling units	1	1	1	1
Hotel rooms	0	0	0	0
Parking spaces	0.00	0.00	1.00	1.00
Loading spaces	0	0	0	0
Number of buildings	1	1	1	1
Height of building(s)	18.00	18.00	5.50	23.50
Number of stories	1	1	1	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A Transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

Mr. E. Smith 4-29-2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 524 Vienna Street
Block/Lot: 6090/004
Case No.: 2010.0074E
Date of Review: April 23, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing single-family dwelling at 524 Vienna Street and construct a one-story over garage single family dwelling. The proposed building would measure approximately 23.5-feet in height and have one off-street parking space, four bedrooms and four and one half baths in approximately 2,832 gross square-feet.

PRE-EXISTING HISTORIC RATING / SURVEY

524 Vienna Street was constructed in 1912 according to Assessor's records, Spring Valley Water Tap records, and archival building permit records. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is over 50 years of age. It is not included on any historic surveys and it is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on west side of Vienna Street between Persia and Russia Avenues in the Excelsior neighborhood. The property is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of single-family homes of similar scale. Architectural continuity in the neighborhood is mixed with no predominant era or style represented. There are no identified historic resources on the subject or facing blocks.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		

District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

524 Vienna Street does not appear eligible for the California Register. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register based upon the Historic Resources Evaluation provided by Augustine Fallay. Staff concurs fully with the findings of the evaluation and refers the reader to this evaluation for additional information.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1912, represents the post earthquake development of the Excelsior neighborhood, but it cannot be demonstrated that the structure has a specific association with its evolution as required by the guidelines. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
It does not appear that the subject property is associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is an example of a vernacular cottage. The original architect for the building is unknown but it does not appear to be the work of a master. The building is has a very simple façade that is nearly void of ornamentation, therefore it does not possesses high artistic value.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

The immediate context is predominantly single-family dwellings of similar height and scale. The buildings' dates of construction range from 1910 to the present. Architectural styles vary from the Victorian era to the Modern era. Architectural continuity in the neighborhood is mixed with no predominant era or style represented; therefore, the immediate neighborhood does not appear to meet the criteria for listing as an historic district.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

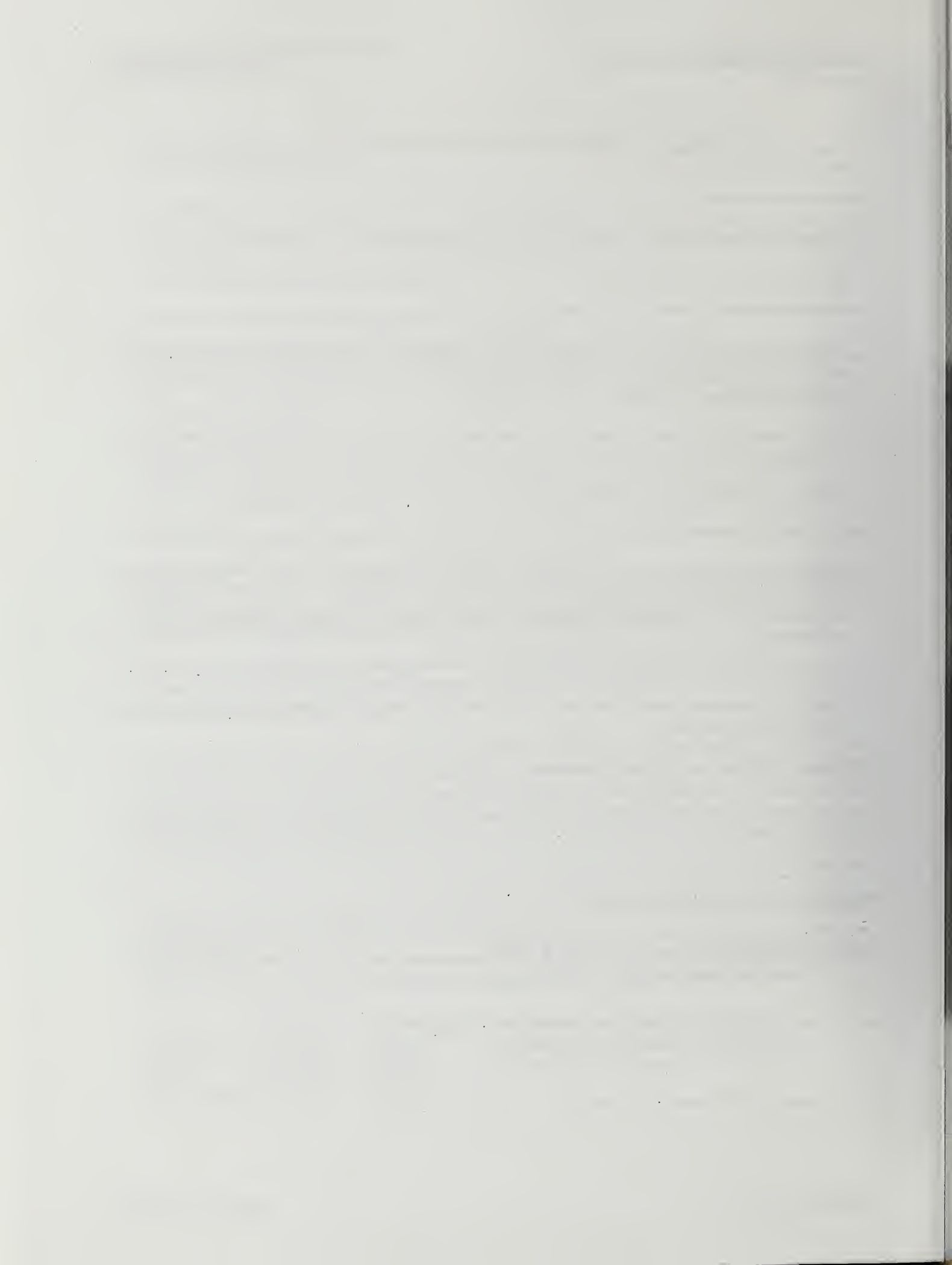
PRESERVATION COORDINATOR REVIEW

Signature:  FOR TINA TAM
Tina Tam, Preservation Coordinator

Date: 04.29.2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File

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Environmental Evaluation Application

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The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

08/08/09

(For Staff Use Only) Case No.

2009.0871E

Address:

4563-65 Mission St

Block/Lot:

6014/032

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Luis and Mami Vidalon</u>	Telephone No.	<u>(415) 681-3546</u>
Address	<u>1826 32nd Ave</u>	Fax. No.	<u>(415) 333-3220</u>
	<u>San Francisco CA 94122</u>	Email	<u>luisvidalondc@yahoo.com</u>
Project Contact	<u>Dr. Luis Vidalon, DC.</u>	Telephone No.	<u>(415) 225-7467</u>
Company	<u>Dr. Luis Vidalon DC.</u>	Fax No.	<u>(415) 333-3220</u>
Address	<u>4563-4565 Mission St.</u>	Email	<u>luisvidalondc@yahoo.com</u>
	<u>San Francisco CA 94112</u>		

Site Information

Site Address(es):	<u>4563-4565 Mission St.</u>		
Nearest Cross Street(s)	<u>Harrington</u>		
Block(s)/Lot(s)	<u>6014/032</u>	Zoning District(s)	<u>NC-3</u>
Site Square Footage	<u>2018.25</u>	Height/Bulk District	<u>40'-0"</u>
Present or previous site use	<u>Professional Office and Residential Mixed Occupancy</u>		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☐ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		<u>\$75,000.00</u>

Describe proposed use Mixed occupancy adding two residential rental units

Narrative project description. Please summarize and describe the purpose of the project.

Remodel the existing residential unit and add two additional residential units. The ground floor professional offices will remain as they are.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1090.75	1090.75	1376.25	2468.00
Retail	0	0	0	0
Office	1735	1735	0	1735
Industrial	0	0	0	0
Parking	0	0	0	0
Other (specify use)	0	0	0	0
Total GSF	2825.75	2825.75	1376.25	4203

Dwelling units	1	1	2	3
Hotel rooms	0	0	0	0
Parking spaces	0	0	0	0
Loading spaces	0	0	0	0
Number of buildings	1	1	1	1
Height of building(s)	24'-6"	24'-6"	8'-0"	32'-6"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

[Signature] 5/3/2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 4563 – 4565 Mission Street
Block/Lot: 6014/032
Case No.: 2009.0871E
Date of Review: April 20, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a horizontal addition at the second floor, a one-story vertical addition, and add two dwelling units to a two-story mixed-use building. The proposed building would be three-stories in height with ground floor commercial space, three dwelling units on the floors above, and no off-street parking. The addition would add approximately 1,376 square-feet to the existing building and increase the height of the building by eight-feet to 32'-6".

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records a date of construction of 1916 for the subject building. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is over 50 years of age. It is not included on any historic surveys and it is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of Mission Street between Brazil and Excelsior Avenues in the Excelsior neighborhood and within a NC-3 District and a 40-X Height and Bulk District. The neighborhood is not located within a designated historic district. Mission Street is an important commercial thoroughfare within San Francisco. This portion of Mission Street is characterized by single-story commercial buildings and multi-story mixed-use buildings that date from 1910 to 1930. It does not appear that the block is within a potential historic district for the purposes of CEQA because most of the buildings have been substantially altered and no longer reflect the era in which they were constructed.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

4563 - 4565 Mission Street does not appear eligible for listing on the California Register. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The property owner researched it does not appear that the subject building is eligible for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Based upon the information the owner obtained from the archival City Directories and Sales Records it does not appear that the subject property is associated with the lives of important persons in our past. Therefore, it does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is an example of a mixed-use building designed in the Edwardian style. The original architect is unknown but the building is similar to other buildings on Mission Street therefore it would appear that the building design was taken from a pattern book. The building does not possess high artistic values because it lacks ornamentation. The building type is common in the City's commercial corridors and the subject building is not a good representation of this building type.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The project does not propose extensive excavation of the site, therefore, an archeological analysis of the site was not performed

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

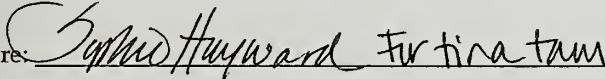
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, Preservation Coordinator

Date: 04.29.2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File

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CASE NO. 2009. CT. 2. 9403
4563- 4565 Mission ST. ST. CA 94112



↑
4563- 4565



↓ subject

↓ subject



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
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MAY 11 2010

Environmental Evaluation Application

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The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	☐
Two sets of project drawings (see "Additional Information" at the end of page 4)	☒	☐
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	☐
Fee	☒	☐
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

John S. Brown

Date: 12/1/09

Address: 1043 Portola Drive

Block/Lot: 2985 / 025

(For Staff Use Only) Case No. 2010.0156E

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>John S. Brana</u>	Telephone No.	<u>415 664 9737</u>
Address	<u>1043 Portola Drive</u>	Fax. No.	<u>415 731 2545</u>
	<u>San Francisco, CA 94</u>	Email	<u>jbrana@johnsbrana.com</u>
Project Contact	<u>Bobbie Sue Hood, Architect</u>	Telephone No.	<u>415 777 5775</u>
Company	<u>Hood Miller Associates, Inc.</u>	Fax No.	<u>415 920 9201</u>
Address	<u>35 Powhattan Avenue</u>	Email	<u>BHood@HoodMiller.com</u>
	<u>San Francisco, CA 94110</u>	Email	<u>HMABSH@aol.com</u>

Site Information

Site Address(es):	<u>1043 Portola Drive</u>		
Nearest Cross Street(s)	<u>Rex Avenue</u>		
Block(s)/Lot(s)	<u>Block 2985, Lot 025</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>3,300 SF</u>	Height/Bulk District	<u>40-H</u>
Present or previous site use	<u>Single family home - residence</u>		
Community Plan Area (if any)	<u>Miraloma Park Residential Design Guidelines</u>		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		<u>\$150,000</u>
Describe proposed use	<u>Single family home - residence</u>		

Narrative project description. Please summarize and describe the purpose of the project.

Add new living level to existing 2-Level Building. Rebuild interior stair to code. Provide structural upgrade to current code. Provide 1-hour separation of garage from rest of building. Remove existing cracked Unreinforced Masonry Chimney and fireplace, which structural engineer has found to require demolition. Replace or repair existing windows and doors similar to original. Repair and or replace existing stucco façade and wood trim to match original. The new floor will provide a Music/Media Room and work space, plus an additional bedroom and bathroom.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the	☐	☒

adjacent buildings.		
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* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,464 SF	2,854 SF	1,295 SF	3,759 SF
Retail				
Office				
Industrial				
Parking	400 SF	400 SF	0	400 SF
Other (specify use)				
Total GSF	2,864 SF	2,864 SF	1,295	4,159 SF

Dwelling units	1	1	0	1
Hotel rooms				0
Parking spaces	1	1	0	1
Loading spaces				0
Number of buildings				1
Height of building(s)	28'-5"	28'-5"	2'-7" in front, 3'-8" in rear See drawings.	32'-3"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Please refer to existing and proposed architectural drawings.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

[Signature] 5/5/2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1043 Portola Drive
Block/Lot: 2985/025
Case No.: 2010.0156E
Date of Review: May 5, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposal is to extend the existing cross gable up 1'-6" and construct a one-story vertical addition on a single family dwelling. The project includes rebuilding the side chimney in a more tapered shape, replacing the central chimney with a slightly taller one, and replacing windows at the sides and rear where needed.

PRE-EXISTING HISTORIC RATING / SURVEY

1043 Portola Drive was constructed in 1926 according to Assessor's records. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is over 50 years of age. It is not included on any historic surveys and it is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on south side of Portola Drive between Rex and Del Sur Avenues in the Miraloma Park neighborhood. The property is located within a RH-1(D) (Residential, House, One-Family, Detached) Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of single-family homes of similar scale. Architectural continuity in the neighborhood is defined by Tudor Revival styled dwellings with steeply sloped front roofs. There are no identified historic resources on the subject or facing blocks.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1925 - 1935

1043 Portola Drive appears eligible for the California Register as a contributor to a district. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register based upon the Supplemental Information Form provided by Bobbie Sue Hood. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register. Please refer to the Supplemental Information Form for additional information.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1926, represents the earliest development of the Miraloma Park neighborhood, but it cannot be demonstrated that the structure has a specific association with its evolution as required by the guidelines. Furthermore, archival records were searched and no association was found between the building and events that have shaped our regional, California, or national heritage. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Theron and Helen Lyman were the original owners of 1043 Portola Drive. Research of archival records yielded not information that would indicate that the Lymans or any subsequent owners of the property were important in our local, regional, or national past. Thus the subject property is not associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is an example of a Tudor Revival/ Storybook styled row house in a suburban setting. Miraloma Park was developed by the Meyer Brothers as a middle-class enclave far from the hustle and bustle of downtown. To keep costs down the floor plans were mass produced and the facades differentiated to give the impression of individualized buildings. According to his grandson, Bruce Baumann, 1043 Portola Drive was designed by Herman C. Baumann. H. C. Baumann had a prolific career as a draftsman, mostly noted for his work designing apartment buildings in the northern part of the City. Mr. Baumann had a significant impact on local architecture. Although the Meyer Brothers were prolific developers of the western part of the City, they did not have a lasting impact on residential construction locally. Meyer Brothers dissolved in 1942 when the government halted residential construction in response to the Second World War. The subject building is locally significant under Criterion 3 for its association with Herman C. Baumann a prolific local building designer/draftsman in the City.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

The immediate context is predominantly single-family dwellings of similar height and scale that were developed by the Meyers Brothers and designed by H. C. Baumann. Mr. Baumann is seen locally as a significant architect for the quality and quantity of his work. The buildings surrounding 1043 Portola Drive represent the earliest development of the Miraloma Park neighborhood. The residential buildings south of Portola Drive appear to be a district that is associated with H. C. Baumann and represent the earliest development of Miraloma Park. 1043 Portola Drive is a contributor to this potential district.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: 1043 Portola Drive has very good historic integrity; the only apparent modification being the replacement of the building's original windows.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*) ☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Notes: The revised project, dated March 17, 2010, retains the front of the building and its character defining complex gabled roof. The new addition is substantially set back from the existing front building wall, would be mostly hidden from view behind the cross gable, and it would extend only 18-inches taller than the existing ridgeline. Staff finds the proposed addition to be minimally visible; hence the project would not cause substantial adverse change in the resource such that the significance of the building would be materially impaired.

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

The character-defining features of the building include:

- Small scale.
- Window fenestration.

- Elevated front entry porch with an entry door that is perpendicular to the street.
- Double- gabled roof connected by a cross-gable.
- Two part front façade with dominant and submissive bays.
- Stucco siding.
- Shingled roof.
- Front angled bay window with pent roof.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The project would not impact the character of the potential district because the scale and character defining features of the building would be retained.

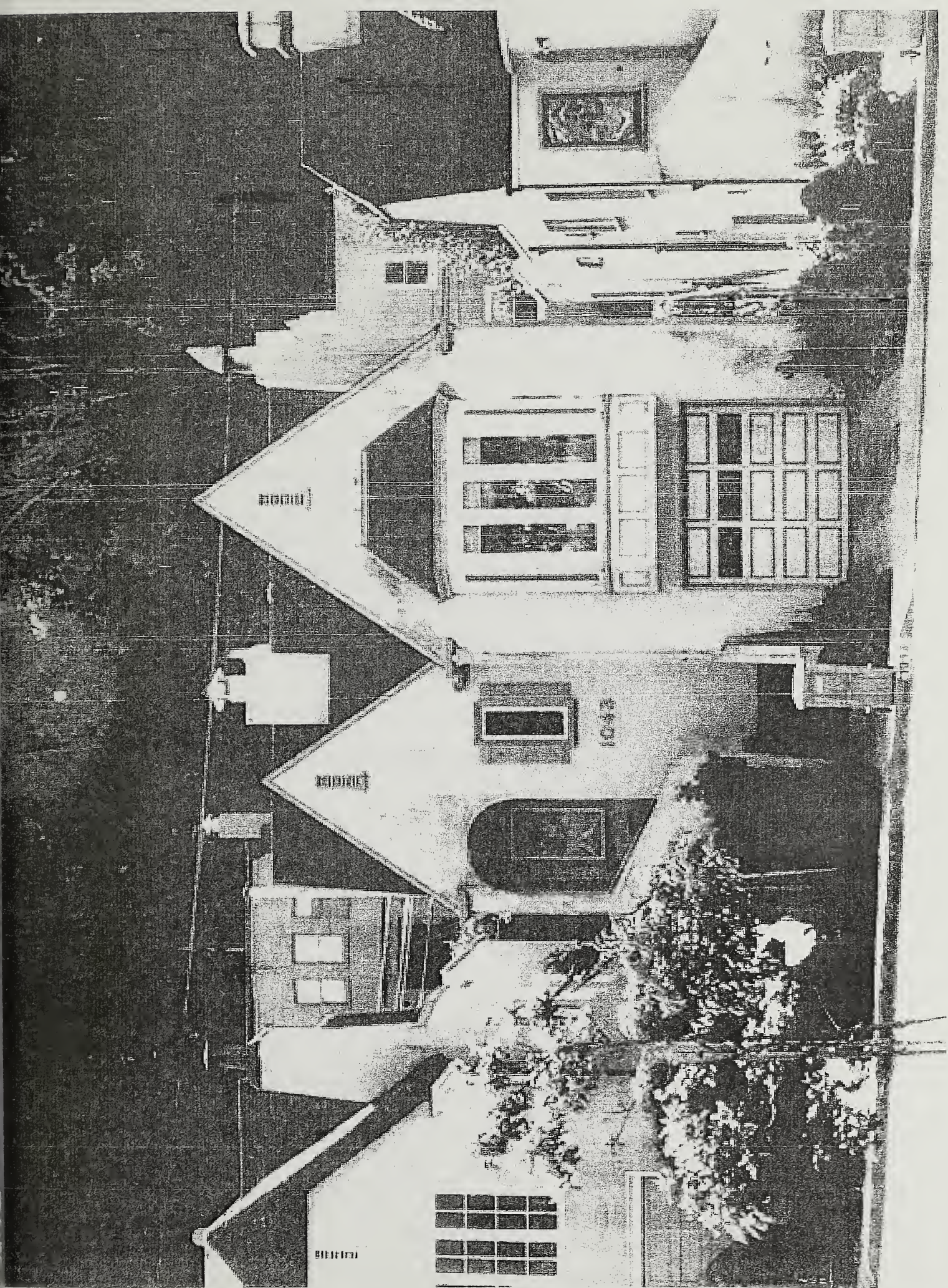
PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: May 5 2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / Environmental Planner
Elizabeth Watty / Project Planner

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SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0097E
Project Title: 30 Prescott Court
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0143/029
Lot Size: 1,298 square feet
Project Sponsor: Michael Hennessey, Hennessey Architecture
415 533-5785
Staff Contact: Tim Frye – 415 575-6822
tim.frye@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION & NEIGHBORHOOD CONTEXT:

The subject property is at the northern edge of the Financial District within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District, bordering the North Beach NCD (Neighborhood Commercial District), and the Washington-Broadway Special Use District (Subarea 1). The property is located on the west side of Prescott Court, between Broadway and Vallejo Streets. Based on the plans submitted to the Planning Department, dated February 4, 2010, the proposed project includes an interior and exterior rehabilitation of the historic building, including the construction of horizontal and vertical additions. The vertical addition will be setback a minimum of 12 feet from the street façade of the subject building. The subject building currently has 2-units and will remain a 2-unit building.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(a))

GOVERNMENT
DOCUMENTS DEPT

MAY 19 2010

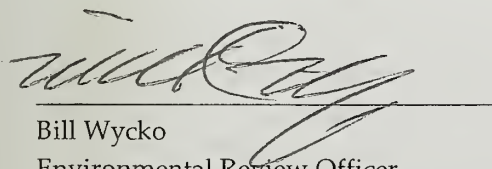
REMARKS:

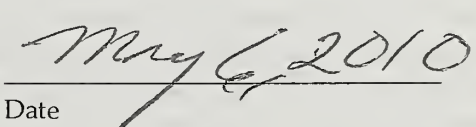
See below.

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Michael Hennessey, Architect / Project Sponsor
Supervisor David Chiu, District 3
B. Skrondal, Historical Address File

V. Byrd, Bulletin Board and Master Decision File
Exemption/Exclusion File
Historical Preservation Distribution List

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 30 Prescott Court is a historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,¹ the property is categorized as a Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed in 1907 and is over 50 years of age.

The subject building is a three-story flat with Classical architectural details, including a larger raised and recessed entry. The street façade is flanked by pilasters that are capped with egg and dart molding and terminated with a projecting cornice with small brackets and dentils. A garage opening is evident from the non-historic garage door at the base of the building.

The subject building is adjacent to the National Register listed and locally designated Jackson Square Historic District, the National Register-eligible Northeast Waterfront Historic District, and the National Register-eligible Telegraph Hill Historic District. The subject property is located at the convergence of many different densely developed neighborhoods, each with their own special character, but 30 Prescott Court bears a strong association with the Northeast Waterfront Historic District. While significant for its collection of commercial warehouse buildings from the late nineteenth century and early twentieth century that served the waterfront, the subject building and its adjacent residential structures provided much-needed housing for laborers and small families that were adjacent to industrial and maritime related jobs.

In a memorandum dated March 2, 2010, Planning Department preservation staff determined that the building on the subject property is a historic resource.² As described in the memorandum, the subject building was constructed in 1907, shortly after the 1906 Earthquake and Fire. Prior to the 1906 Conflagration, the immediate block was shared by tenements, factories, stables, and a primary school. By 1913, towards the end of the Reconstruction Period, the immediate block exhibited a similar mix of uses, although with notable less density. The subject building embodies the distinctive characteristics of buildings located in what may be considered "Reconstruction Historic Districts," based on post-quake development and predominate architectural styles of the period. It appears that the subject building along with other adjacent residential buildings of the period could represent a residential component of the Northeast Waterfront Historic District should the boundaries of the district be extended. Thus, 30 Prescott Court would be considered an historical resource for the purposes of CEQA under Criterion 1 (Events) for its role in local history.

Based on the information provided by the project sponsor and a site visit performed by Planning Department preservation staff, the Department believes that the subject building is a fine example of a modest frame residential building with Classically-inspired architectural detailing. As the architect of the subject building is not known, it was not evaluated for an association with a master architect. However, with its projecting cornice, handsome window proportions and detailing, recessed entry with decorative surround, and corner pilasters, the subject building embodies distinctive characteristics of a type and period of construction. The Department finds that the subject building would be considered an historical

¹ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at <http://www.sfgov.org/planning/mea>.

² Historic Resource Evaluation Response Memorandum for 30 Prescott Court Lane from Tim Frye, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, issued March 2, 2010. A copy of this memorandum is attached.

resource for the purposes of CEQA under Criterion 3 (Architecture) as a distinctive representation of a period of construction and design.

The proposed project's alteration and expansion of the existing structure was found not to adversely affect or materially impair the identified resource in a manner that would impact its ability to convey its significance. The proposed addition will be located at the rear of the subject building, a secondary elevation that possesses none of the character-defining features associated with the subject building. The vertical portion of the addition is proposed to extend above the existing historic roofline; however, it would be setback from the primary façade a minimum of 12-feet. Because of the narrow 15-foot width of Prescott Court, the 12-foot setback proposed for the addition, and the height of the adjacent buildings, that the addition would not be visible from Prescott Court and would not alter the character-defining features of the building that justify its significance.³

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would meet these criteria by increasing the floor area by approximately 1,100 sq. ft. of an existing approximate 2,500 sq. ft. building for a total of approximately 3,600 sq. ft.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historic resource, and the proposed project would not adversely impact the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

³ Ibid.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 30-32 Prescott Court
Block/Lot: 0143/029
Case No.: 2010.0097E
Date of Review: March 2, 2010
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

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CA 94103-2479

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PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

Based on the plans submitted to the Planning Department, dated February 4, 2010, the proposed project includes an interior and exterior rehabilitation of the historic building, including the construction of horizontal and vertical additions. The vertical addition will be setback a minimum of 12 feet from the street façade of the subject building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is a three-story flat with Classical architectural details, including a large raised and recessed entry. The street façade is flanked by pilasters that are capped with egg and dart molding and terminates with a projecting cornice with small brackets and dentils. A garage opening is evident from the non-historic garage door at the base of the building. The subject building is categorized as a Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed in 1907 and is over 50 years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is at the northern edge of the Financial District within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District, bordering the North Beach NCD (Neighborhood Commercial District), and the Washington-Broadway Special Use District (Subarea 1). The property is located on the west side of Prescott Court, between Broadway and Vallejo Streets. The subject building is adjacent to the National Register listed and locally designated Jackson Square Historic District, the National Register-eligible Northeast Waterfront Historic District, and the National Register-eligible Telegraph Hill Historic District. The subject property is located at the convergence of many different densely developed neighborhoods, each with their own special character, but 30 Prescott Court bears a strong association with the Northeast Waterfront Historic District. While significant for its collection of commercial warehouse buildings from the late nineteenth century and early twentieth century that served the waterfront, the subject building and its adjacent residential structures provided much-needed housing for laborers and small families that were adjacent to industrial and maritime related jobs.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1906-1935

Notes: The case report and subsequent resolutions and ordinance for the Northeastern Waterfront Historic District do not define a period of significance. Based on the building survey inventory at the time of designation, contributing (identified as "compatible") structures to the district range in construction date from 1855 (reconstructed in 1906) to 1935.

Event: According to Building Permit records, the subject building was constructed in 1907, shortly after the 1906 Earthquake and Fire. Prior to the 1906 Conflagration, the immediate block was shared by tenements, factories, stables, and a primary school. By 1913, towards the end of the Reconstruction Period, the immediate block exhibited a similar mix of uses, although with notable less density. The subject building embodies the distinctive characteristics of buildings located in what may be considered "Reconstruction Historic Districts," based on post-quake development and predominate architectural styles of the period. It appears that the subject building along with other adjacent residential buildings of the period could represent a residential component of the Northeast Waterfront Historic District should the boundaries of the district be extended. Thus, 30 Prescott Court would be considered an historical resource for the purposes of CEQA under Criterion 1 (Events) for its role in local history.

Persons: 30 Prescott Court does not appear to be eligible under Criterion 2 (Persons). City Directories and the San Francisco Biographical File were consulted; however, no information related to P. Demattei or M. Vanni was discovered that would associate them with any known historical significance. Research has failed to reveal an intimate association that would justify its inclusion in the California Register under this criterion. There is no information to suggest that any significant persons are associated with the subject building and, hence, the subject building is not found to be eligible under the persons criterion.

Architecture: Based on the information provided by the project sponsor and a site visit performed by Planning Department Preservation Staff, the Department believes that the subject building is a fine example of a modest frame residential building with Classically-inspired architectural detailing. As the architect of the subject building is not known, it was not evaluated for an association with a master architect. However, with its projecting cornice, handsome window proportions and detailing, recessed entry with decorative surround, and corner pilasters, the subject building embodies distinctive characteristics of a type and period of construction. The Department finds that the subject building would

be considered an historical resource for the purposes of CEQA under Criterion 3 (Architecture) as a distinctive representation of a period of construction and design.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: The subject building retains a high-level of historic integrity. An insertion of a garage opening has been executed in a sensitive manner that does not significantly impact any of the character-defining features of the subject structure.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (*Go to 6. below*) ☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.**

The character-defining features of the subject building include all exterior elevations, including rooflines; windows, entry doors, exterior cladding, millwork and exterior architectural details.

The proposed addition will affect the rear of the subject building. A secondary elevation that possesses none of the character-defining features associated with the subject building. The vertical portion of the addition that is proposed to extend above the existing historic roofline will be setback from the primary façade a minimum of 12-feet. Because of the width of Prescott Court, the depth of

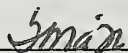
the setback proposed for the addition, and the height of the adjacent buildings, the project sponsor has demonstrated that the addition will not be visible from Prescott Court and will not alter the character-defining features of the building that justify its significance.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

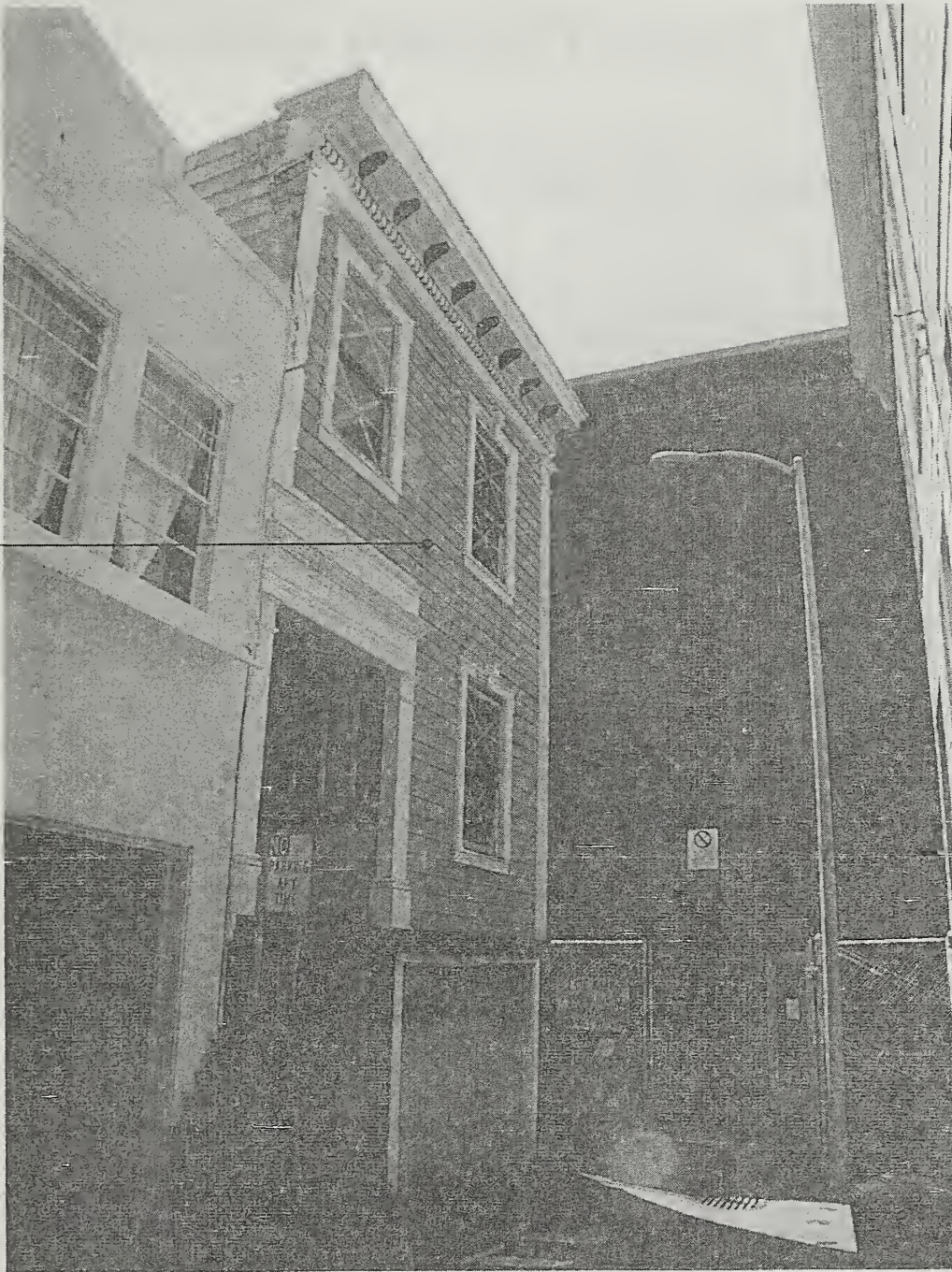
Signature: 
Tina Tam, Preservation Coordinator

Date: 3-24-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File

TF: G:\PROJECTS\HRER2010\Prescott_30_2009.0097E.doc

SUBJECT
PROPERTY



5 - WEST ELEVATION

30-32 PRESCOTT COURT

MICHAEL HENNESSEY





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0125E
Project Title: 2635 Lyon Street
Zoning: RH-2 (Residential, House, Two-Family)
Height and Bulk: 40-X
Block/Lot: 0956A/001
Lot Size: 2,692 square feet
Project Sponsor: Tony Sanchez-Correa (415) 333-8080
Staff Contact: Brett Bollinger, (415) 575-9024
brett.bollinger@sfgov.org

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PROJECT DESCRIPTION:

The subject two-unit, four-story, approximately 40-foot tall, 4,602 square foot (sq. ft.) building is located on a 2,692 sq. ft. irregularly shaped lot on Lyon Street directly adjacent to the Presidio. The proposed project involves a front horizontal addition at the fourth floor; reallocating interior space to enlarge one of the units and reduce the size of the other; a one-story side horizontal addition at the north side of the ground floor; and fenestration changes on the north side façade. The resulting building would be a two-unit, four-story, approximately 40-foot tall, 5,456 sq. ft. building.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

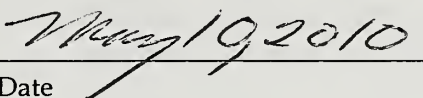
REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

cc: Tony Sanchez-Correa
Supervisor Eric Mar
Aaron Starr, Planner

Bulletin Board
M.D.F.
Historical Preservation List

REMARKS:*Historical Resources:*

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the property is an historical resource. The Planning Department then determined that the proposed alterations would not cause a substantial adverse change in the significance of the historical resource, or any off site historical resources including the potential historic district along Lyon Street.

The parcel is located on the west side of Lyon Street. It is located on the north end of a tract of six homes all built by the same developer and designed by the same architect- August G. Headman. The tract is surrounded on three sides by the Presidio. The subject building is not located in an historic district or listed on a national, state, or local register, but appears to be located within a potential historic district made up of the 6 buildings on lots 1-6 in Assessor's block 0956A.

As described in the attached Historic Resource Evaluation Response Memorandum, Planning Department preservation staff determined that the property at 2635 Lyon Street is a contributing resource to a potential district.¹ 2635 Lyon Street appears to be eligible under Criterion 3 (Architecture) as a contributing resource to a potential historic that includes 6 properties along Lyon Street - lots 1-6 in Assessor's block 0956A- with a period of significance from approximately 1923-1924. The subject building was constructed in 1923.

After determining that a property is an "historical resource" for the purposes of CEQA, the next step is to determine if the proposed project could cause a substantial adverse change in the significance of the subject building or any off-site historical resources. The Department believes that the proposed alterations would not cause a substantial adverse impact to the resource such that it would no longer be able to convey its significance. The proposed front horizontal addition is set back 15 feet, preserving the building's massing as seen from the front façade and its relationship to the other buildings in the potential district. The impact to the building's massing would be seen from the north elevation, which is a secondary elevation. The side horizontal addition is on a secondary elevation and is minor enough (approximately 120 sq. ft.) to not impact the building's overall scale and character. The significant fenestration changes are on a secondary elevation and would not impact the building's relationship to the other buildings in the potential district or alter the character defining features of the subject building as discussed in the Historic Resource Evaluation Response. Finally, the proposed unit reconfiguration only impacts the interior of the building and would not impact the building's relationship to the other buildings in the potential district.²

Conclusion:

As described below, the project was found to satisfy the criteria for exemption under Class 1(e). CEQA State Guidelines Section 15301(e)(1), or Class 1(e), provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of 50% of the floor

¹ Historic Resource Evaluation Response Memorandum from Aaron Starr, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, March 29, 2010. A copy of this memorandum is attached.

² Ibid.

area of the structures before the addition, or 2,500 square feet, which ever is less. The proposed project would meet these criteria by adding approximately 854 sq. ft. to an existing 4,602 sq. ft. building.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2635-2637 Lyon Street
Block/Lot: 0956A/001
Case No.: 2010.0125E
Date of Review: March 29, 2010
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

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Information:
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PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The subject two-unit, four-story, 4,602 sq. ft. building is located on a 2,692 sq. ft. irregularly shaped lot on Lyon Street directly adjacent to the Presidio. The proposed project involves a front horizontal addition at the fourth floor; reallocating interior space to enlarge one of the units and reduce the size of the other; a one-story side horizontal addition at the north side of the ground floor; and fenestration changes on the north side façade. The resulting building will be a two-unit, four-story, 5,456 sq. ft. building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property was constructed in 1923; the architect for the property was August G. Headman. The subject property is not included on any historic surveys, and is not included on the National or the California Registers. The subject property's date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of Lyon Street. It is located on the north end of a tract of six homes all built by the same developer and designed by the same architect- August G. Headman. The tract is surrounded on three sides by the Presidio. The subject building is not located in a designated historic district, but appears to be located within a potential historic district made up of the 6 buildings on lots 1-6 in Assessor's block 0956A.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.

District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1923-1924

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion B. Research about the original owner and subsequent owners and occupants of the subject property resulted in little information of consequence.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property appears to be eligible under Criterion 3 as a contributing resource to a potential historic district. 2635-2637 Lyon Street is one of 6 houses all designed by August G. Headman in the Italian Renaissance style. Headman was an influential architect in San Francisco at the time. He is best known for his work with his business partner Perseo Righetti on downtown apartment buildings and hotels. One of their earliest commissions was to design the replacement Native Sons of the Golden West building at 414 Mason Street after the original building was destroyed by the 1906 earthquake and fire. Headman also founded the San Francisco Architectural Club in September 1901, which had a significant impact locally on the level of architectural draftsmanship and artistic design. The club became one of the leading architectural clubs in the United States. By the time Headman designed 2635-2637 Lyon Street he was no longer working with Righetti.

The grouping of houses on Lyon Street meet the requirement of Criterion 3 because four of the homes in the development- those furthest to the south- are large, richly detailed buildings possessing high artistic value, and which appear to retain integrity as evident from the historic photographs. The development is further significant because of the association it has with the architect, who lived in the southern most home on the tract and where he died shortly after the tract was complete. Whether or not he is considered a master architect would need further investigation, however he certainly had an impact on San Francisco's architectural heritage. 2635-2367 Lyon Street is the least impressive and ornate of the homes in the tract; however because of its close association with the other homes and the developments uniform architectural vocabulary, it should be included with them as a contributing resource to the potential district. Were the building to be demolished or significantly altered so that it could not longer convey its significance, it would have a negative impact on the potential district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☐ Retains ☒ Lacks

The property has had some of its ornamentation removed, specifically the detailing around the garage door and the shutters on the second story window, which compromise the building's design and materials. However it retains the five other aspects of integrity. Further, the main character defining features of the building remain so that its association with the potential historic district is still apparent.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Staff has reviewed the project proposal finds that the proposed alterations would not have a negative impact on the resource such that it could not longer convey its significance as a contributor to the potential district.

- The proposed front horizontal addition is adequately setback, preserving the building's massing as seen from the front façade and its relationship to the other building in the potential district. The impact on building will be seen from the north elevation, which is a secondary elevation.

- The side horizontal addition is on a secondary elevation and is minor enough to not impact the building's overall scale and character.
- The proposed fenestration changes are on a secondary elevation and will not impact the building's relationship to the other buildings in the potential district or alter the character defining features of the subject building (discussed below).
- The proposed unit reconfiguration only impacts the interior of the building and would not impact the building's relationship to the other buildings in the potential district.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The building's massing as seen from the front façade, the fenestration pattern on the main facade, stucco cladding, Spanish tile, pent roof and side entrance are all character defining features that if altered could have a significant impact on the resource. The proposed project would not have a negative impact any of these features.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed alterations would not impact the other five buildings in the potential historic district and would not have a negative impact on other off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, Preservation Coordinator

Date: 4-20-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Page & Turnbull and dated January 26, 2010

AS: G:\DOCUMENTS\Preservation\HRERs\2635 Lyon Street.HRER.doc

The rooftop features an exterior deck at the front of the roof that is accessed from the third story penthouse. The deck has a rolled asphalt surface and is surrounded by the parapet, which is finished with wood lattice on the interior side. The east façade of the penthouse, which faces the rooftop deck, is clad with stucco and is set back from the south side. Near the center of the penthouse's east façade are two windows: a wood sash awning window with a large central light flanked by three smaller asymmetrical lights arranged vertically on each side; and a six-over-six, double-hung, wood sash window, both with molded wood trim. Two doors on the north and south sides of the façade are fully-glazed wood doors with molded wood trim. A stuccoed chimney with a metal chimney pipe rises from the north side of the penthouse roof, while another similar chimney rises from the south side of the rooftop deck.

Current Photos



Primary and north façades of 2635 – 2637 Lyon Street, looking southwest.
(Page & Turnbull, Inc., January 2010)

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Environmental Evaluation ApplicationCITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee \$2346	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

1/20/2010

(For Staff Use Only) Case No.

2010.0055E

Address:

580 DIAMOND ST.

Block/Lot:

2772 016

Submitted by the architect already

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner LUKE O'BRIEN Telephone No. 415 877 1293
Address 4153 24TH ST. Fax No. 415 648 1213
SAN FRANCISCO CA. 94114 Email lobrien@mohrei.com
Project Contact SAME AS ABOVE Telephone No. SAME AS ABOVE
Company MURPHY O'BRIEN REAL ESTATE Fax No. _____
Address _____ Email _____

Site Information

Site Address(es): 580 DIAMOND ST.
Nearest Cross Street(s) 23RD ST.
Block(s)/Lot(s) 2772 016 Zoning District(s) RH-2
Site Square Footage 25 X 115.73' Height/Bulk District 40-X
Present or previous site use RESIDENTIAL
Community Plan Area (if any) _____

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction
☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use RESIDENTIAL

Narrative project description. Please summarize and describe the purpose of the project.

2 - NEW RESIDENTIAL HOMES

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? <i>PLEASE SEE REPORT ATTACHED</i> If yes, how many feet below grade would be excavated? <u>TBD</u> What type of foundation would be used (if known)? <u>TBD</u>	☐	☐
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? <i>PLEASE SEE ATTACHED REPORT</i> If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	803		2 UNITS	4400
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	803			4400

Dwelling units	1		2	
Hotel rooms				
Parking spaces	0		2	
Loading spaces				
Number of buildings	1		1	
Height of building(s)				
Number of stories	1		3	

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 3 (a)

W. S. Smith 5-11-2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 580 Diamond Street
Block/Lot: 2772/016
Case No.: 2010.0055E
Date of Review: May 7, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing single-family dwelling at 580 Diamond Street and construct a three-story over basement two-family dwelling. The proposed building would measure approximately 35-feet in height above the curb, have two off-street parking spaces, and approximately 4,445 square-feet of habitable area.

PRE-EXISTING HISTORIC RATING / SURVEY

580 Diamond Street was constructed in 1893 according to Spring Valley Water Tap records. Assessor's records indicate that the building was constructed in 1900, a default date for many pre-1906 buildings. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is over 50 years of age. It is not included on any historic surveys and it is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on west side of Diamond Street between 22nd and 23rd in the Noe Valley neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of Edwardian era single-family homes with gabled roofs and of a similar scale. There are no identified historic resources on the subject or facing blocks. There are two identified historic resources that front on 23rd Street and abut the subject property to the south. Both buildings appear on the Department's 1976 Architectural Survey and the Here Today survey. There is also a row of eight intact Edwardian style residences at the northern end of the block on 22nd Street that are listed on the Department's 1976 Architectural Survey.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

580 Diamond Street does not appear eligible for the California Register. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register based upon the Supplemental Information provided by Page & Turnbull, Inc.. Staff concurs fully with the findings of the information and refers the reader to this report for additional information.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Archival research yielded no information that would indicate that 580 Diamond Street is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. In general, the subject building represents the early stages of development within the neighborhood, but it cannot be demonstrated that the structure has a specific association with its evolution as required by the guidelines. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The McFadden Family was the original owners/occupants of 580 Diamond Street. Census records indicate the Mr. McFadden was a solicitor for the Palace Hotel. The property does not meet the criteria for listing on the California Register under Criterion 2 because neither the McFadden Family nor any of the subsequent owners/occupants of the property were important in our local, regional, or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building has been so heavily modified that it is difficult to discern its original style. Based on a few pieces of ornament still present, and due to its age and scale the building was likely a Victorian era vernacular cottage. The original architect for the building is unknown but it does not appear to be the work of a master and it does not possess high artistic value.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

The immediate context is predominantly single-family dwellings of similar height and scale from the early twentieth century. The buildings' dates of construction range from 1893 (subject) to the present. Architectural styles vary from the Victorian era to the Modern era. Architectural continuity in the neighborhood is defined by Edwardian style buildings with gabled roofs. The neighborhood character is interrupted in several locations by newer infill development. The area does not appear to be within a district but more information is needed to determine if a potential historic district is present.

2. Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (Go to 6 below.) ☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are two buildings that are known historic resources adjacent to the subject property. These buildings would not be impacted by the project because they front on another street (23rd Street) and respond to a different context.

PRESERVATION COORDINATOR REVIEW

Signature: *Tina Tam* FOR TINA TAM
Tina Tam, Preservation Coordinator

Date: *May 7, 2010*

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File

MES\G\Documents\WORD\Preservation\580 Diamond St.doc

V. IMAGES



Figure 1. Primary (east) façade of 580 Diamond Street, looking west.
(Source: Page & Turnbull, April 2008)

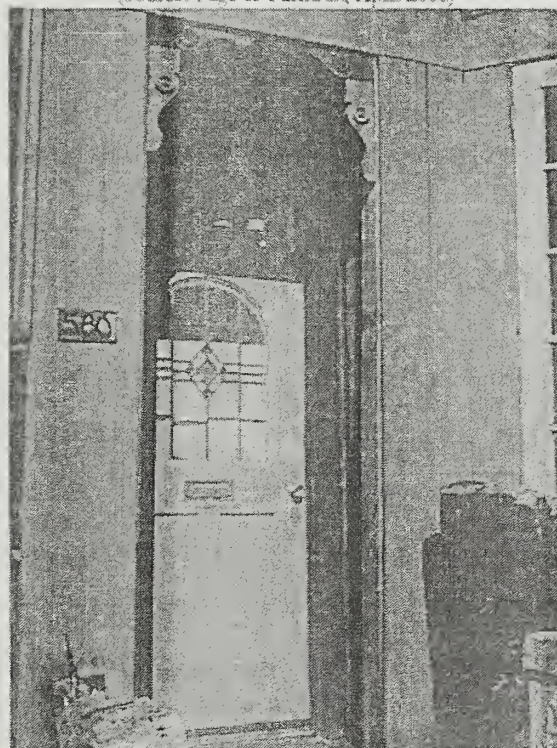


Figure 2. Primary entry of 580 Diamond Street.
(Source: Page & Turnbull, April 2008)





SAN FRANCISCO PLANNING DEPARTMENT

Date received:
GOVERNMENT
DOCUMENTS DEPT

MAY 19 2010

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

(For Staff Use Only) Case No. 2010.0014E

Date: 12/11/09

Address: 226 CARRILLO ST.

Block/Lot: 1641 026

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Romeu Daluz</u>	Telephone No.	<u>415 668 3788</u>
Address	<u>3326 Anza Street</u>	Fax. No.	<u>-</u>
	<u>San Francisco, CA 94121</u>	Email	<u>wing@leearchitect.com</u>
Project Contact	<u>Wing Lee</u>	Telephone No.	<u>415 297 6493</u>
Company	<u>Wing Lee Architects</u>	Fax No.	<u>-</u>
Address	<u>1403 Hudson Avenue</u>	Email	<u>wing@leearchitect.com</u>
	<u>San Francisco, CA 94124</u>		

Site Information

Site Address(es):	<u>226 Cabrillo Street, San Francisco, CA 94121</u>		
Nearest Cross Street(s)	<u>BETWEEN 4th Avenue and Cabrillo AND 3rd Avenue adn Cabrillo</u>		
Block(s)/Lot(s)	<u>1641 026</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>2,750 SF</u>	Height/Bulk District	<u>40X</u>
Present or previous site use	<u>Residential - Single-family unit</u>		
Community Plan Area (if any)			

Project Description - Please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>\$ 650,000.00</u>

Describe proposed use single-family use

Narrative project description. Please summarize and describe the purpose of the project.

Replace existing dilapidated one-story single-family unit with a new three-story single-family unit. The proposed structure will align the front facade of the adjacent structure (224 Cabrillo Street) and compliant with rear setback requirements.

The proposed dwelling will have three bedrooms at level 3, kitchen, living, dining, and guest room at level 2, two-car garage and a playroom at street level. The proposed height of the structure is 30' (top of roof). There will be four full bathrooms in this proposed dwelling.

All existing on-street parking will be perserved on Cabrillo Street. Although one offsite parking is required, two parking spaces are proposed in the garage.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? <u>Less than 10 feet</u> What type of foundation would be used (if known)? <u>Potentially pile</u>	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	929	0	2,431	3,360
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	544	544
Other (specify use)	NA	NA	NA	NA
Total GSF	929	0	2,975	3,904

Dwelling units	1	0	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	0	1	2
Loading spaces	0	0	0	0
Number of buildings	1	0	0	1
Height of building(s)	13'	0	17'	30'
Number of stories	1	0	2	3

Please describe any additional project features that are not included in this table:
 NA

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(4)(1) & 3(a)

[Signature] 5/11/10



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 226 Cabrillo Street
Block/Lot: 1641/026
Case No.: 2010.0014E
Date of Review: May 7, 2010
Planning Dept. Reviewer: Aaron D Starr
(415) 558-6362 | aaron.starr@sfgov.org

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Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The proposed project involves demolishing the existing one-story, one unit 929 sq. ft. building located at the rear of the lot and constructing a three-story, one-unit 3,360 sq. ft. building at the front of the lot.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is listed on the Inner Richmond Survey with a C+ rating, which is defined in the Inner Richmond Survey as buildings that help to establish the distinctive architectural, historic and environmental character of a neighborhood or district. According to research done by Tim Kelley, who prepared the Historic Resource Evaluation dated April 2007, the Inner Richmond Survey, conducted by SF Heritage in 1990, poses the question whether the building was a refugee shack, but leaves it unresolved, citing discrepancy in dimensions from known shack types and the 'unsuitability' of the building for a pharmacist's home. The building's recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a rectangular lot in the City's Inner Richmond District between 3rd and 4th Avenue. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of two- to three-story, single-family and multi-family homes located at the front of their lots and constructed primarily between 1901 and 1931. The subject building, constructed in between 1906 and 1908, is a single-story, single-family building located at the rear of the lot. This area of the Inner Richmond was included in San Francisco Heritage's Inner Richmond Survey and contains buildings primarily with C or C+ ratings. However, this section of Cabrillo Street does not have visual continuity and does not appear to be a part of an architecturally based historic district.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building appears to be eligible under Criterion 1 (events) for its association with the earthquake and fire of 1906 and the reconstruction period. There is some evidence- such as the construction method, vernacular style and evidence of the tell-tale "park bench green" paint- that the subject building started out as an earthquake shack and/or was constructed from materials taken from other earthquake shacks; however only one of the boards uncovered during the selective demolition was painted park bench green. Research also indicates that the subject building was constructed by or for the original owner, David M Bertrand, when he and his family were displaced from the City's Tenderloin neighborhood by the earthquake and fire of 1906. This indicates the building would be associated with an important historical event, the 1906 Earthquake and Fire and reconstruction and may be eligible for the California Register under Criterion 1 for its direct association with these events.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be a resource under Criterion 2 (Persons). There is no indication that anyone directly associated with the subject building was a person that would be considered significant pursuant to the California Register or National Register criteria.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property is a modest vernacular building that has been heavily modified. It does not appear to be a resource under Criterion 3 (Architecture).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☒ Retains ☐ Lacks

The subject building's date of construction, type of construction and vernacular style suggest that it is a modified earthquake shack. However, even if this building was originally an earthquake shack it appears to have lost integrity and no longer possesses its association, design, workmanship, setting and feeling.

The subject building's dimensions are 14' 8" wide and 55.5' long. Earthquake shacks had dimensions of 10x14, 15x25, 16x18, and 14x18. While there were slight variations in the dimensions- a 14' 8" wide shack is close to a 15' wide shack- the length of the existing building does not fit into any of the known length dimensions for earthquake shacks. The rear of the building appears to be where the original building began. A front horizontal addition appears to have been added on to the original structure, but there isn't any indication on the floor plans that would show where that happened. Further the roof pitch for the subject building is 6/12 while earthquake shacks had 7/10 roof pitches, the windows have been replaced, the building has been re-clad twice- first with cedar shingle and then in asbestos shingles- and the foundation has been replaced with a concrete foundation.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Although the immediate area was included in San Francisco Heritage's Inner Richmond Survey and contains buildings primarily with C or C+ ratings, this section of Cabrillo Street does not have visual continuity and does not appear to be a part of an architecturally based historic district. Moreover, the proposed new structure is compatible in scale and form with the surrounding buildings and would not have an adverse impact were there any historic structures present in the immediate area.

PRESERVATION COORDINATOR REVIEW

Signature: *Sophie Hayward*
Sophie Hayward, Acting Preservation Coordinator

Date: 05.11.2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Kelley & Verplank and dated April 2007

AS: G:\DOCUMENTS\Preservation\HRERs\226 Cabrillo Street\226 Cabrillo Street.HRER.doc

Historical Evaluation

226 Cabrillo Street
San Francisco, California

April, 2007



KELLEY & VERPLANCK
HISTORIC RESOURCE CONSULTING
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
tim@kvpconsulting.com

I HAVE READ, RECEIVED & ACCEPTED	
X	_____
X	_____
DATE:	_____

pgs 1-19





SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

DEC 14 2009

Environmental Evaluation Application CITY & COUNTY OF S.F. PLANNING DEPARTMENT MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and / or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

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MAY 19 2010

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent): [Signature]

Date: 12/14/09

(For Staff Use Only) Case No. 2009.1170E

Address: 35 Lloyd St

Block/Lot: 1260/035

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Todd Mavis & Kevin Cheng</u>	Telephone No.	<u>Todd: 415.407.9713</u> <u>Kevin: 415.307.4376</u>
Address	<u>3343 21st Street</u>	Fax. No.	<u>863.582.7101</u>
	<u>San Francisco, CA 94110</u>	Email	<u>toddmavis@hotmail.com</u> <u>kevinwucheng@hotmail.com</u>
Project Contact	<u>Ian O'Banion (architect)</u>	Telephone No.	<u>415.722.0561</u>
Company	<u>Studio San</u>	Fax No.	<u>510.597.0980</u>
Address	<u>828 Balboa Street</u>	Email	<u>ian@studio-san.com</u>
	<u>San Francisco, CA 94118</u>		

Site Information

Site Address(es):	<u>35 Lloyd Street</u>		
Nearest Cross Street(s)	<u>Between Scott Street & Castro Street</u>		
Block(s)/Lot(s)	<u>Bl. 1260 / Lot 035</u>	Zoning District(s)	<u>RH-3</u>
Site Square Footage	<u>25x100 = 2500 sq. ft.</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>vacant lot</u>		
Community Plan Area (if any)	<u>none</u>		

Project Description - please check all that apply

- | | | | |
|---|--|---|--|
| ☐ Addition | ☐ Change of use | ☐ Zoning change | ☒ New construction |
| ☐ Alteration | ☐ Demolition | ☐ Lot split/subdivision or lot line adjustment | |
| ☐ Other (describe) _____ | Estimated Cost | <u>\$500,000.</u> | |

Describe proposed use 2 residential units with on-site parking for 2 cars

Narrative project description. Please summarize and describe the purpose of the project.

This project consists of new construction of a 4-story, sprinklered, Type V-B, non-rated wood frame building, containing 2 residential units. Also included is on-site parking for 2 cars. The proposed project also involves a rear yard variance.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Rear Yard Variance	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	none	none	4889	4889
Retail	none	none	0	0
Office	none	none	0	0
Industrial	none	none	0	0
Parking	none	none	700	700
Other (specify use)	none	none	0	0
Total GSF	0	0	5589	5589
Dwelling units	none	none	2	2
Hotel rooms	none	none	0	0
Parking spaces	none	none	2	2
Loading spaces	none	none	0	0
Number of buildings	none	none	1	1
Height of building(s)	none	none	40-feet	40-feet
Number of stories	none	none	4	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 3(a)

[Signature]

5/11/10



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 35 Lloyd Street
Block/Lot: 1260/035
Case No.: 2009.1170E
Date of Review: May 10, 2010
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☐ Alteration ☒ New Construction

PROJECT DESCRIPTION

The proposed project involves construction of a new 4-story, 4,737 sq. ft., two-unit building on a vacant 2,500 sq. ft. lot.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is currently undeveloped and has no pre existing historic ratings or survey ratings.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is a rectangular shaped 25' wide by 100' deep lot on the south side of Lloyd Street between Castro Street and Scott Street. The subject property is not located within a known historic district; however it is directly adjacent to the Duboce Park Neighborhood Historic District, which was identified as a potential historic district in the Market and Octavia Survey. That survey found that there was a district that likely exceeded the boundaries of the survey area, but did not define a specific boundary. The subject parcel is less than one block away from the western boundary of the survey area and is surrounded by buildings constructed during the same time period (pre-1900 Victorian Era) as those found in the Duboce Park Neighborhood. Therefore, the subject property appears to be located within a potential historic district that is a continuation of the previously identified Duboce Park Neighborhood Historic District.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		

District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property is an undeveloped lot, and is not eligible for the California register.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject property is not eligible for the California Register; therefore an investigation into the subject property's integrity was not conducted.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*) ☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

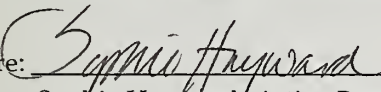
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The subject property appears to be located within a potential historic district made up of Victorian era single- and multi-family homes. Characteristics of the district include vertically oriented buildings three to three and a half stories tall with heavy bracketed cornices, pitched or flat roofs, raised entries, wood cladding and Victorian Era detailing. The proposed project would be compatible with the proposed district in that it respects the potential district's massing, vertical orientation, materials, fenestration pattern, and relationship of the buildings to the street. While the lot is currently undeveloped, constructing a new building on this lot would not impact the setting of the adjacent properties such that they would no longer convey their significance, nor would infilling this lot have a substantial adverse impact on the potential district such that it would no longer convey its significance. Therefore, the proposed building would not have an impact on any off-site historic resources, including the Duboce Park Historic District.

The proposed building uses square bays to enhance the verticality of the building and it respects the height and massing of the adjacent buildings by setting its 4th floor back 15' from the front façade. While it has a flat roof and the adjacent buildings have pitched roofs, the potential district is made-up of both flat and pitched roof buildings. A raised entry is employed on the proposed building so that it is compatible with how the other buildings in the district- and more specifically the adjacent buildings- relate to the street. The proposed building uses both wood cladding and smooth cement stucco so that its materials are compatible with the potential district, yet differentiate to provide a contrast with the historic structures. The proposed building has a simplified cornice and uses simplified trim and details so that the building has visual interest, yet is also differentiated as to not cause a false sense of history.

PRESERVATION COORDINATOR REVIEW

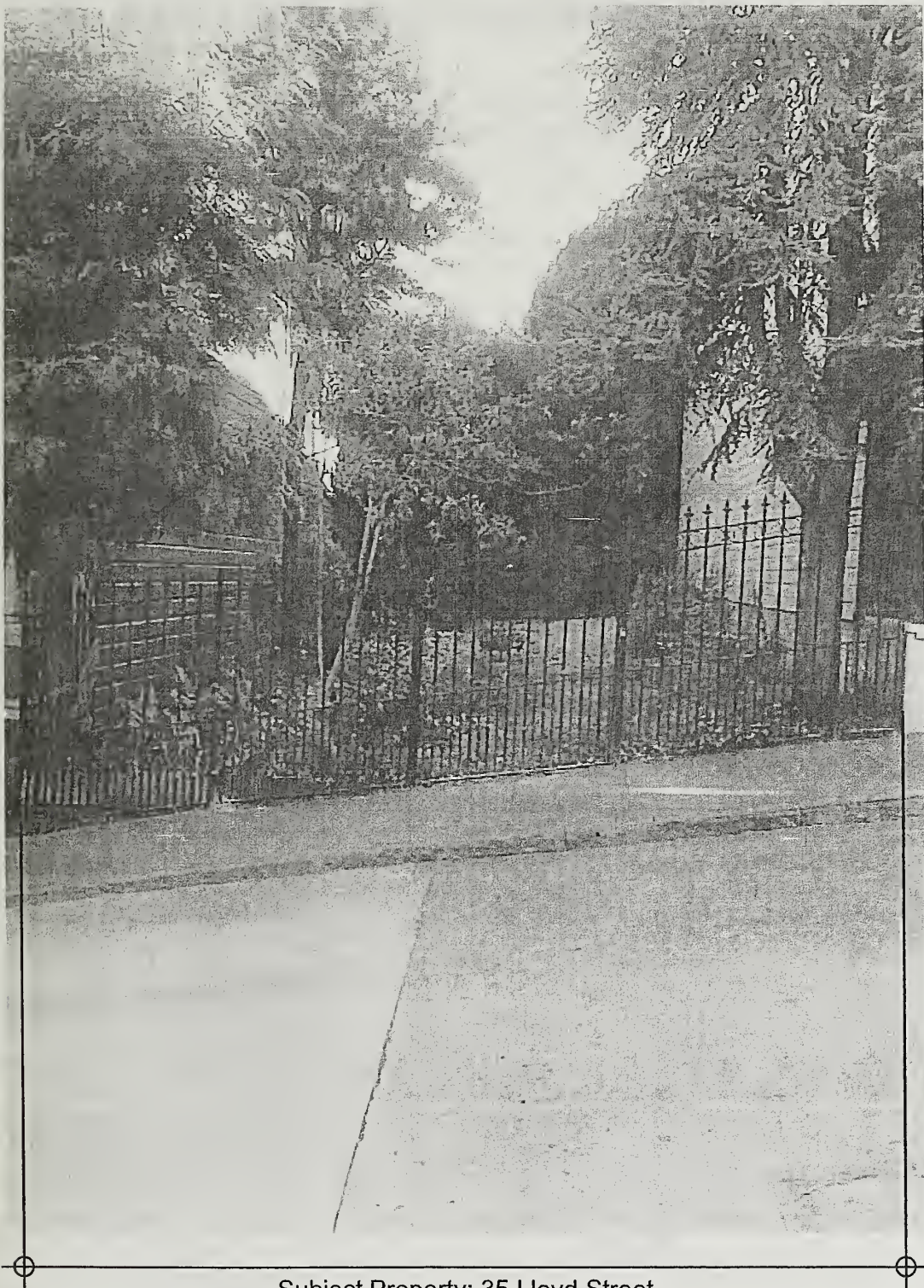
Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 05-11-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File

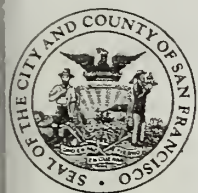
Attachments: Historic Resource Evaluation Report prepared by Page & Turnbull and dated July 22, 2009.

AS: G:\DOCUMENTS\Preservation\HRERs\35 Lloyd Street\35 Lloyd Street.HRER.doc



Subject Property: 35 Lloyd Street
Bl. 1260 / Lot 035

IMAGE 1 Subject Property: 35 Lloyd Street North Facade
Block 1260 / Lot 035



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2009.1026E
Project Title: 850-870 Brannan Street (aka 888 Brannan)
Zoning/Plan Area: UMU (Urban Mixed Use); 68-X Height and Bulk District
Showplace Square/Potrero Hill Subarea of the Eastern Neighborhoods
Rezoning and Area Plan
Block/Lot: 3780/006, 007, 007A, and 072
Lot Size: 115,973 square feet
Project Sponsor: David Prowler
(415) 544-0445
Staff Contact: Jeanie Poling - (415) 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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PROJECT DESCRIPTION:

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The project site is located on the northeast corner of Brannan Street at 8th Street on the block surrounded by Brannan, 7th, Bryant, and 8th Streets. The project site currently contains 9,079 square feet (sf) of retail uses, 4,910 sf of office uses, and 409,144 sf of showroom/accessory office uses, which are categorized by the Planning Department as production, distribution, and repair (PDR) uses. The proposed project would convert 174,183 sf of PDR use to Integrated PDR use, and 138,580 sf of PDR use to office use, while retaining 101,291 sf of PDR and the existing retail and office uses. [Continued on the following page.]

EXEMPT STATUS:

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

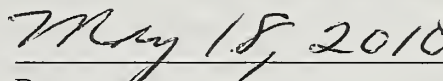
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: David Prowler, Project Sponsor
Corey Teague, Neighborhood Planning Division
Pilar LaValley, Preservation Planner
Historic Preservation Distribution List

Supervisor Chris Daly, District 6
Virna Byrd, M.D.F.
Exclusion/Exemption Distribution List

PROJECT DESCRIPTION (Continued):

850 Brannan Street is a three-story concrete building that was constructed circa 1920 and substantially altered in 1985.¹ 870 Brannan Street is a four-story, reinforced concrete building on three parcels.² Constructed circa 1917-1920, the building and additions at 870 Brannan Street are known as the National Carbon Co. Building, which is on the National Register of Historic Places. The two buildings at 850-870 Brannan Street buildings are connected internally. The project includes the replacement or repair of windows of the 870 Brannan Street building in accordance with the *Secretary of the Interior's Standards for Rehabilitation*.

The project site currently contains no parking, and no new parking is proposed. The project would remove the previously imposed requirements for off-site parking. The project would require office development authorization by the Planning Commission under Planning Code Section 321.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an environmental impact report (EIR) was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, and (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects peculiar to the project at 850-870 Brannan Street described above, and incorporates by reference information contained within the *Eastern Neighborhoods Rezoning and Area Plans Final EIR* (Eastern Neighborhoods FEIR) (Case No. 2004.0160E; State Clearinghouse No. 2005032048). Project-specific analysis summarized in this determination was prepared for the proposed project at 850-870 Brannan Street to determine if there would be significant impacts attributable to the proposed project.³

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods FEIR. This

¹ 850 Brannan Street is also known as 866-870 Brannan Street (Lot 006), 870 Brannan Street (Lot 007), and 545-599 8th Street (Lot 007A).

² 870 Brannan Street is also known as 850-860 Brannan Street (Lot 072).

³ San Francisco Planning Department, *Community Plan Exemption Checklist for 850-870 Brannan Street*. This document is attached or is available as part of Case No. 2009.1026E.

determination does not identify new or additional information that would alter the conclusions of the Eastern Neighborhoods FEIR. This determination also identifies mitigation measures contained in the Eastern Neighborhoods FEIR that would be applicable to the proposed project at 850-870 Brannan Street. Relevant information pertaining to prior environmental review conducted for the Eastern Neighborhoods is included below, as well as an evaluation of potential environmental effects.

Background

The Eastern Neighborhoods FEIR included analyses of environmental issues including land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods project. The proposed project at 850-870 Brannan Street is in conformance with the height, use and density for the site described in the Eastern Neighborhoods FEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods. Thus, the Eastern Neighborhoods FEIR considered the incremental impacts of the proposed 850-870 Brannan Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods FEIR.

Potential Environmental Effects

The following discussion demonstrates that the 850-870 Brannan Street project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods FEIR, including project-specific impacts related to land use, aesthetics, air quality, archeological resources, historic architectural resources, shadow, transportation, noise, and hazardous materials.

Because office uses are not permitted in PDR districts, the Eastern Neighborhoods rezoning project created IPDR zoning to accommodate innovative new companies that contain on the same site both their core PDR function and other business functions such as logistics and marketing. Generally, an IPDR use must be at least one-third PDR (for smaller IPDR uses of under 2,000 sf, the PDR requirement is 20 percent). The rest of the space may be office or most any other non-residential use, however, retail space is limited to one-third (to avoid permitting big boxes with some kind of internet distribution center), and all uses must be integral and related parts of a single business.

Land Use

The Eastern Neighborhoods project rezoned much of the city's industrially zoned land. Its goals were to reflect local values, increase housing, maintain some industrial land supply, and improve the quality of all existing areas with future development. A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses.

The Eastern Neighborhoods FEIR evaluated three land use alternatives. Option A retained the largest amount of existing land that accommodated PDR uses and converted the least amount of industrially

zoned land to residential use. Option C converted the most existing land accommodating PDR uses to residential and mixed uses. Option B fell between Options A and C.

While all three options were determined to result in a decline in PDR employment, the loss of PDR jobs was determined to be greatest under Option C. The alternative ultimately selected – the ‘Preferred Project’ – represented a combination of Options B and C. Because the amount of PDR space to be lost could not be precisely gauged, the FEIR determined that the Preferred Project would result in an unavoidable significant impact on land use due to the cumulative loss of PDR. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

The Eastern Neighborhoods FEIR included one mitigation measure for land use controls in Western SoMa that could incorporate, at a minimum, no net loss of land currently designated for PDR uses, restrict non-PDR uses on industrial (or other PDR-designated) land, and incorporate restrictions on potentially incompatible land uses proximate to PDR zones. The measure was judged to be infeasible, because the outcome of the community-based Western SoMa planning process could not be known at the time, and the measure could be seen to conflict with other City policy goals, including the provision of affordable housing. This measure is not applicable to the proposed project, which is not in Western SoMa.

The proposed project at 850-870 Brannan Street falls within the Showplace Square – Potrero Hill Area Plan of the San Francisco General Plan. It is in the Urban Mixed Use (UMU) District, which is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially zoned area. The UMU District is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Allowed uses within the UMU District include PDR uses such as light manufacturing, home and business services, arts activities, warehouses, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. The proposed project is consistent with uses permitted within the UMU District.

While the proposed project would convert 307,853 sf of PDR to other uses, the proposed new uses – office and integrated PDR – are consistent both with the policies of the Area Plan for this particular location and with the specific zoning adopted pursuant to the Area Plan. Thus, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR. The Citywide Planning and Neighborhood Planning Divisions of the Planning Department have additionally determined that the proposed project is consistent with the UMU Zoning and satisfies the requirements of the General Plan and the Planning Code.⁴⁵

⁴ David Alumbaugh, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 850-870 Brannan Street. This document is on file and available for review as part of Case File No. 2009.1026E.

⁵ Kelley Amdur, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Neighborhood Analysis, 850-870 Brannan Street, March 18, 2010. This document is on file and available for review as part of Case File No. 2009.1026E.

Aesthetics

The Eastern Neighborhoods FEIR determined that implementation of the design policies of the area plans would not substantially degrade the visual character or quality of the area, have a substantial adverse effect on a scenic vista, substantially damage scenic resources that contribute to a scenic public setting, or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties. No mitigation measures were identified in the FEIR.

The proposed project would change the uses within an existing building and would repair or replace the industrial steel-frame windows of the 870 Brannan Street building. As discussed under Question 4, Cultural and Paleontological Resources, of this document, the window replacement and repair would be conducted in conformance with the *Secretary of the Interior's Standards for Rehabilitation*. The proposed project would not have any impacts on scenic vistas or scenic resources, would not degrade the visual character of the neighborhood, and would not create a new source of light or glare. Thus, the project would have no peculiar impacts related to aesthetics.

Archeological Resources

The Eastern Neighborhoods PEIR identified potential archeological impacts and identified three archeological mitigation measures that would reduce impacts on archeological resources to less than significant.

Eastern Neighborhoods FEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan is on file at the Northwest Information Center and the Planning Department. Mitigation Measure J-2 applies to properties for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Mitigation Measure J-3, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology.

The three archeological mitigation measures do not apply to the proposed project at 850-870 Brannan Street because the project involves no subsurface excavation and is not located in the Mission Dolores Archeological District.

Historic Architectural Resources

The Eastern Neighborhoods PEIR anticipated that program implementation may result in demolition of buildings identified as historical resources, and found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

Eastern Neighborhoods PEIR Mitigation Measure K-1, Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area, requires that certain projects involving new construction or alteration be presented to the Landmarks Preservation Advisory Board (now the Historic Preservation Commission

(HPC)). Item C of Mitigation Measure K-1 applies to the proposed project at 850-870 Brannan Street because it proposes exterior modifications to the street facades of a historical resource. On May 13, 2010, Planning preservation staff presented the proposed project to the HPC.⁶ Thus, Mitigation Measure K-1 has been completed and would not be included in the conditions of approval for this project.

Mitigation Measures K-2 and K-3, which amended Article 10 of the Planning Code to reduce potential adverse effects to contributory structures within the South End Historic District (East SoMa) and the Dogpatch Historic District (Central Waterfront), do not apply the proposed project because it is not located within the South End or Dogpatch Historic Districts.

In a memorandum dated April 29, 2010, Planning preservation staff noted that 870 Brannan Street is listed on the National and California Registers under Criterion C (architecture) with a period of significance of 1917 and 1920. 850 Brannan Street, constructed circa 1920 and substantially altered in 1985, does not appear eligible for the California Register under any criterion.⁷

870 Brannan Street embodies the distinctive characteristics of a type and period and represents the work of a prominent local architect. The building is representative of the reinforced concrete industrial structures popular in San Francisco in the early twentieth century with the latest technology and materials and oversized classical ornament exhibited in the door surrounds, spandrel panels, and medallions. It is also representative of the work of prominent local architect, Maurice Couchot, who practiced architecture in California for 25 years. An early advocate of reinforced concrete construction, Couchot often served as the consulting engineer on projects in both northern and southern California. From 1923, Couchot was in partnership with Kenneth MacDonald, Jr. in Los Angeles. During this period, Couchot and MacDonald designed the Broadway Arcade Building (contributor to National Register-listed historic district) and Southern Pacific Railroad Depot in Glendale (National Register-listed). In San Francisco, Couchot worked on the Bank of Italy building (Powell and Market Streets) and the Fine Arts and French Buildings for the Panama-Pacific International Exposition of 1915.

870 Brannan Street was commissioned by the Eveready Division of the National Carbon Company and was used as a battery manufacturing facility. This company was organized in the late 1800s and became a unit of Union Carbide in 1917. In 1937, the building was acquired by the Blake, Moffit and Towne Company, an early San Francisco paper distributing company. The Blake, Moffit and Towne Company occupied the building until 1981.

Preservation staff reviewed the project proposal for window repair and replacement at 870 Brannan Street and determined that the project would not cause a substantial adverse change in the resource such

⁶ Pilar LaValley, Preservation Technical Specialist, San Francisco Planning Department, *Memo re Eastern Neighborhoods Interim Review Procedures*, 2009.1026E - 850-870 Brannan Street (aka 888 Brannan Center) (Block 3780/Lots 006, 007, 007 A, and 072), May 13, 2010.

⁷ Sophie Hayward, Acting Preservation Coordinator, San Francisco Planning Department, *Historic Resource Evaluation Response for 850-870 Brannan Street*, April 29, 2010. This document is on file and is available for review as part of Case File No. 2009.1026E.

that the significance of the building would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.⁸

- The majority of existing windows are deteriorated beyond repair. Where character-defining features are deteriorated beyond repair, the *Secretary of the Interior's Standards for Rehabilitation* (*Secretary's Standards*) allow for replacement in-kind or with a compatible substitute material.
- The project proposes replacement of a majority of the existing deteriorated steel-frame windows with an aluminum-frame, insulated glass window system that would closely match the original in pane configuration, muntin profile, and general proportions. Proposed replacement window system appears to constitute a compatible substitute in conformance with the *Secretary's Standards*.
- The project proposes to retain and repair original steel-frame windows remaining at the ground floor of the building. These windows would be stripped of paint and repaired and repainted. Existing painted/translucent, corrugated glazing would be replaced with clear glass, and deteriorated concrete around the openings would be repaired. Retention and repair of these windows, which are in somewhat better condition than windows on upper floors, would preserve original materials at that portion of the building most accessible to the public.
- The project proposed to salvage and/or repair original steel-frame windows at openings in the existing stairwells and to reinstall salvaged corrugated wire glass in these windows. Repair and reinstallation of original materials, including glazing, in these locations would preserve historic material and historic character of the building.
- The proposed project would retain and repair a limited number of original steel-frame windows, thereby preserving historic fabric and materials, and would replace the majority of severely deteriorated original windows with a compatible aluminum-frame window system, in conformance with the *Secretary's Standards*.

With implementation of the above-cited mitigation measure, cultural impacts would be less than significant.

Transportation

The Eastern Neighborhoods FEIR anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership. Thus, the FEIR identified 11 transportation mitigation measures, including implementation of traffic management strategies, transit corridor improvements, enhancement of transit funding, promotion of alternative means of travel, and parking management to discourage driving – all measures to be implemented by the Municipal Transportation Agency or other City agencies. Even with mitigation, however, it was anticipated that the significant adverse effects at certain local intersections and the cumulative impacts on certain transit lines intersections could not be fully mitigated. Thus these impacts were found to be significant and unavoidable, and a Statement of Overriding Considerations with findings was adopted as part of the Eastern Neighborhoods approval on January 19, 2009.

⁸ *Ibid.*

Traffic, Transit, Bicycles and Pedestrians. The proposed project would replace PDR uses with office and integrated PDR uses. Trip generation rates for office, PDR and integrated PDR are the same; thus, the change in use would not trigger any change in trip generation.⁹ No peculiar transportation impacts are anticipated to occur as a result of the proposed project, and the transportation mitigation measures identified in the FEIR is not applicable to the proposed project.

Loading. The proposed project requires seven off-street loading spaces. The project site currently contains approximately four loading spaces and thus has a legal deficiency of three loading spaces. Per Planning Code Section 150(c)(1), this deficiency may be carried forward for the proposed change of use.

Parking. The project site currently contains no parking, and no new parking is proposed. The proposed project would remove the requirements for off-site parking that was part of a previous condition of approval.¹⁰ The project site's current zoning – UMU – does not require parking. San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. This information is provided to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

Noise

The Eastern Neighborhoods FEIR identified potential conflicts related to residences and other noise-sensitive uses in proximity to noisy uses such as PDR, retail, entertainment, cultural/institutional/educational uses, and office uses. In addition, the Eastern Neighborhoods FEIR noted that the project would incrementally increase traffic-generated noise on some streets in the project area, and result in construction noise impacts from pile driving and other construction activities. With implementation of these six noise mitigation measures, noise impacts were found to be less than significant.

The proposed project at 850-870 Brannan Street involves change of use and interior renovations to an existing building, and the replacement/repair of windows. Mitigation Measures F-1 and F-2 involve noise controls on the use of pile driving equipment and other construction equipment. These two construction noise measures are not applicable to the proposed project because project construction would not involve pile driving and would occur within the existing building, which would not create noise levels that could affect any nearby sensitive receptors.¹¹

Mitigation Measure F-3 involves noise-reduction requirements for new development projects that include noise-sensitive uses along streets with elevated noise levels. Mitigation Measures F-4 and F-5 require noise-generation analyses to reduce potential conflicts between noise-generating uses and new sensitive receptors. The project site does not currently contain any sensitive receptors, and the proposed project

⁹ San Francisco Planning Department, *Transportation Study Determination for Case No. 2009.1026E*, February 24/ 2010. This document is on file and available for public review as part of Case No. 2009.1026E.

¹⁰ San Francisco City Planning Commission Resolution No. 9288, January 21, 1982.

¹¹ Sensitive receptors include residences, hospitals, nursing homes, senior citizen centers, schools, churches, and libraries.

would not add any sensitive receptors to the project site; thus, these three mitigation measures are not applicable to the proposed project. Nonetheless, the proposed new windows would contain sound-deadening qualities.

Mitigation Measure F-6 requires that open space be protected, to the maximum feasible extent, from existing ambient noise levels. The immediate project vicinity contains no open space or parks; thus, Mitigation Measure F-6 is not applicable to the proposed project.

The proposed project at 850-870 Brannan Street involves interior renovations to an existing building and the replacement of windows. Noise generated by the proposed project would be less than significant.

Air Quality

The Eastern Neighborhoods FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust; roadway-related air quality impacts on sensitive land uses; and the siting of uses that emit diesel particulate matter (DPM) and toxic air contaminants (TACs) as part of everyday operations. Four mitigation measures were identified that would reduce air quality impacts to less than significant.

Mitigation Measure G-1 imposes construction dust control measures. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures ensure that potential dust-related air quality impacts would be reduced less than significant. Since the project at 850-870 Brannan Street would be required to comply with the Construction Dust Control Ordinance, the project would not result in a significant impact related to construction air quality, and Mitigation Measure G-1 is not applicable to the proposed project.

Mitigation Measure G-2 requires new residential development near high-volume roadways to include an analysis of particulate matter, and, if warranted, incorporate upgraded ventilation systems to minimize exposure of future residents to particulate matter. In response to this concern, Article 38 of the San Francisco Health Code was amended to require that all newly constructed buildings containing ten or more residential units near high-volume roadways (within the 'Potential Roadway Exposure Zone') perform an air quality assessment. While the project site is located within the Potential Roadway Exposure Zone, the proposed project does not involve the addition of residential units; thus this mitigation measure is not applicable to the proposed project.

Mitigation Measure G-3 minimizes potential exposure of sensitive receptors to DPM by requiring that uses generating substantial DPM emissions, including warehousing and distribution centers, commercial, industrial, or other uses that would be expected to be served by at least 100 trucks per day or 40 refrigerated trucks per day, be located no less than 1,000 feet from residential units and other sensitive receptors. The proposed project would convert PDR space to IPDR and office space, and it not expected

to generate substantial DPM emissions or be served by at least 100 trucks per day or 40 refrigerator trucks per day. Thus, Mitigation Measure G-3 is not applicable to the proposed project.

Measure G-4 involves the siting of commercial, industrial, or other uses that emit TACs. The proposed project would convert PDR space to IPDR and office space and would not be expected to generate substantial DPM emissions. Thus, Mitigation Measure G-4 is not applicable to the proposed project.

The proposed project would convert PDR use to IPDR and office uses. This change of use would allow for the development of uses that may result in fewer air quality impacts: IPDR (which allows a mix of PDR, office and retail) and office uses would be less likely to use less heavy equipment or manufacturing processes that emit air pollutants than the uses allowed under PDR zoning. Thus, the proposed project would not result in any peculiar impacts.

Greenhouse Gas Emissions

The project site is located within the Showplace Square – Potrero Hill Area Plan analyzed in the Eastern Neighborhoods FEIR. The Eastern Neighborhoods FEIR assessed the greenhouse gas (GHG) emissions that could result from rezoning of the Showplace Square – Potrero Hill Area Plan under the three rezoning options. Options A, B, and C were anticipated to result in GHG emissions on the order of 4.2, 4.3, and 4.5 metric tons of carbon dioxide equivalents (CO₂E)¹² per service population,¹³ respectively.¹⁴ The Eastern Neighborhoods FEIR concluded that the resulting GHG emissions from the three options analyzed would be less than significant. The Eastern Neighborhoods EIR adequately addressed GHG emissions and the resulting emissions were determined to be less than significant and no mitigation measures were identified. Therefore, the project would not result in any significant impacts related to GHG emissions.

The project proposes to convert 174,183 sf of PDR use to IPDR use, and 138,580 sf of PDR use to office use, and to repair/replace windows in accordance with the *Secretary of the Interior's Standards for Rehabilitation*. The Planning Department considers PDR, IPDR, and office uses to generate the same transportation rates; thus, the project would not contribute to the cumulative effects of climate change by emitting GHG emissions during its operational phase from additional vehicle trips. In addition, indirect emissions, such as from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations, would not increase because the proposed change in use would not be likely to add new workers to the project site. The proposed project would contribute to the cumulative effects of climate change by emitting GHGs during construction, which is estimated to last six months. The proposed project would not result in any significant impacts related to GHG emissions. In addition, the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHGs.

¹² Greenhouse gas emissions are typically measured in CO₂E, or carbon dioxide equivalents. This common metric allows for the inclusion of the global warming potential of other greenhouse gases. Land use project's, such as this, may also include emissions from methane (CH₄) and nitrous oxide (N₂O), therefore greenhouse gas emissions are typically reported at CO₂E.

¹³ Service population is the equivalent of total number of residents + employees.

¹⁴ *Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods*. April 20, 2010. Memorandum from Jessica Range, MEA to MEA staff. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods Rezoning EIR and provides an analysis of the emissions using a service population metric.

Shadow

Under the Eastern Neighborhoods Area Plan, sites surrounding parks could be redeveloped with taller buildings without triggering with Section 295 of the Planning Code.¹⁵ The potential for new shadow impacts and the feasibility of mitigation for potential new shadow impacts of unknown development proposals could not be determined in the FEIR; thus, the FEIR determined shadow impacts to be significant and unavoidable, and no mitigation measures were identified.

The proposed project would not alter the height of the existing building; thus, shadow impacts are not applicable to the proposed project.

Hazardous Materials

Rezoning could result in a reduction in the amount of currently zoned industrial (PDR) land in the Eastern Neighborhoods. Some land currently zoned for industrial purposes would no longer allow any PDR uses, and the number of nonconforming businesses would be expected to gradually decline, potentially replaced by residential, commercial, or open space uses. Development may involve demolition or renovation of existing structures that may contain hazardous building materials that were commonly used in older buildings, and which could present a public health risk if disturbed during an accident or during demolition or renovation. The Eastern Neighborhoods FEIR identified a mitigation measure to reduce this impact to less than significant

The interior renovations that are proposed at 850-870 Brannan Street may involve the removal and/or disturbance of hazardous building materials.

Mitigation Measure L-1, Hazardous Building Materials, would apply to the proposed project. With implementation of this mitigation measure, impacts related to hazardous building materials would be less than significant. In accordance with Eastern Neighborhoods FEIR requirements, the project sponsor has agreed to implement Mitigation Measure 2, below.

Mitigation Measure

In accordance with Eastern Neighborhoods Final EIR requirements, the project sponsor has agreed to implement the following mitigation measure.

Project Mitigation Measure 1 – Hazardous Building Materials ((Mitigation Measure L-1 of the Eastern Neighborhoods FEIR). The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

¹⁵ Section 295 of the Planning Code provides that new structures above 40 feet in height that would cast additional shadows on properties under the jurisdiction of or designated to be acquired by the Recreation and Parks Department can only be approved by the Planning Commission.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on December 10, 2009, to owners of properties within 300 feet of the project site and adjacent occupants. No members of the public expressed any concerns related to the proposed project.

Conclusion

The Eastern Neighborhoods FEIR incorporated and adequately addressed all potential impacts of the proposed project at 850-870 Brannan Street. As described above, the 850-870 Brannan Street project would not have any additional or peculiar significant adverse effects not examined in the Eastern Neighborhoods FEIR, nor has any new or additional information come to light that would alter the conclusions of the Eastern Neighborhoods FEIR. Thus, the proposed project at 850-870 Brannan Street would not have any new significant or peculiar effects on the environment not previously identified in the Eastern Neighborhoods FEIR, nor would any environmental impacts be substantially greater than described in the FEIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code.

Community Plan Exemption Checklist

Case No.: 2009.1026E
Project Title: 850-870 Brannan Street (a.k.a. 888 Brannan)
Zoning: UMU (Urban Mixed Use) Use District
68-X Height and Bulk District
Block/Lot: 3780/006, 007, 007A, and 072
Lot Size: 115,973 square feet
Plan Area: Showplace Square – Potrero Hill Subarea of the Eastern
Neighborhoods
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

A. PROJECT DESCRIPTION

The project site is located on the northeast corner of Brannan Street at 8th Street on the block surrounded by Brannan, 7th, Bryant, and 8th Streets in San Francisco's Showplace Square neighborhood. The two adjoining buildings on the site – 850 Brannan Street and 870 Brannan Street – currently contain 9,079 square feet (sf) of retail uses, 4,910 sf of office uses, and 409,144 sf of showroom/accessory office uses, which are categorized by the Planning Department as production, distribution, and repair (PDR) uses. 850 Brannan Street is a three-story concrete building that was constructed circa 1920 and substantially altered in 1985.¹ 870 Brannan Street is a four-story, reinforced concrete building on three parcels.² The two buildings are connected internally.

The proposed project would maintain the existing occupied showrooms and retail uses while converting some vacant parts of the building to office and Integrated PDR (IPDR) uses. Because office uses are not permitted in PDR districts, the Eastern Neighborhoods rezoning project created IPDR zoning to accommodate innovative new companies that contain on the same site both their core PDR function and other business functions such as logistics and marketing. An IPDR use must be at least one-third PDR (for smaller IPDR uses of under 2,000 sf, the PDR requirement is 20 percent).³ The rest of the space may be office or most any other non-residential use, however, retail space is limited to one-third, and all uses must be integral and related parts of a single business.

The project would convert 174,183 sf of PDR use to IPDR use, and 138,580 sf of PDR use to office use. The project would retain 101,291 sf of PDR and the 9,079 sf of retail. The project site currently contains no parking, and no new parking is proposed. The project would remove the previously imposed requirements for off-site parking. The circa 1917-1920 building and additions at 870

¹ 850 Brannan Street is also known as 850-860 Brannan Street (Lot 072).

² 870 Brannan Street is also known as 866-870 Brannan Street (Lot 006), 870 Brannan Street (Lot 007), and 545-599 8th Street (Lot 007A).

³ Section 890.49 of the Planning Code gives explicit direction on what uses can be considered PDR for this purpose.

Brannan Street are known as the National Carbon Co. Building, which is on the National Register of Historic Places. The windows would be rehabilitated in accordance with the *Secretary of the Interior's Standards for Rehabilitation*. The project would require office development authorization by the Planning Commission under Planning Code Section 321.

B. EVALUATION OF ENVIRONMENTAL EFFECTS

The following checklist identifies the potential environmental impacts of the proposed project and indicates whether any such impacts are addressed in the applicable programmatic EIR (PEIR) for the plan area (i.e., the *Eastern Neighborhoods Rezoning and Area Plans Final EIR* (Eastern Neighborhoods FEIR)).⁴ Items checked "Sig. Impact Identified in PEIR" identify topics for which a significant impact is identified in the PEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the PEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the PEIR, the item is checked "Proj. Contributes to Sig. Impact Identified in PEIR." Mitigation measures identified in the PEIR applicable to the proposed project are identified in the text for each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the project, i.e., the impact is not identified as significant in the PEIR. Any impacts not identified in the PEIR will be addressed in a separate Focused Initial Study or EIR.

All items for which the PEIR identified a significant impact or the project would have a significant peculiar impact are also checked "Addressed Below," and are discussed.

Topics:	Sig. Impact Identified in PEIR	Project Contributes to Sig. Impact Identified in PEIR	Project Has Sig. Peculiar Impact	Addressed Below
1. LAND USE AND LAND USE PLANNING— Would the project:				
a) Physically divide an established community?	☐	☐	☐	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐
c) Have a substantial impact upon the existing character of the vicinity?	☒	☐	☐	☒

⁴ San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report*, certified January 19, 2009. File No. 2004.0160E.

Significant Impacts Identified in PEIR

The Eastern Neighborhoods project rezoned much of the city's industrially zoned land. Its goals were to reflect local values, increase housing, maintain some industrial land supply, and improve the quality of all existing areas with future development. A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses.

The Eastern Neighborhoods FEIR evaluated three land use alternatives. Option A retained the largest amount of existing land that accommodated PDR uses and converted the least amount of industrially zoned land to residential use. Option C converted the most existing land accommodating PDR uses to residential and mixed uses. Option B fell between Options A and C. While all three options were determined to result in a decline in PDR employment, the loss of PDR jobs was determined to be greatest under Option C. The alternative ultimately selected – the 'Preferred Project' – represented a combination of Options B and C. Because the amount of PDR space to be lost could not be precisely gauged, the FEIR determined that the Preferred Project would result in an unavoidable significant impact on land use due to the cumulative loss of PDR. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

Mitigation Measure not Applicable to Project

The Eastern Neighborhoods FEIR included one mitigation measure for land use controls in Western SoMa that could incorporate, at a minimum, no net loss of land currently designated for PDR uses, restrict non-PDR uses on industrial (or other PDR-designated) land, and incorporate restrictions on potentially incompatible land uses proximate to PDR zones. The measure was judged to be infeasible, because the outcome of the community-based Western SoMa planning process could not be known at the time, and the measure could be seen to conflict with other City policy goals, including the provision of affordable housing. This measure is not applicable to the proposed project, which is not in Western SoMa.

No Peculiar Impacts

The proposed project at 850-870 Brannan Street falls within the Showplace Square – Potrero Hill Area Plan of the San Francisco General Plan. It is in the Urban Mixed Use (UMU) District, which is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially zoned area. The UMU District is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Allowed uses within the UMU District include PDR uses such as light manufacturing, home and business services, arts activities, warehouses, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. The proposed project is consistent with uses permitted within the UMU District.

While the proposed project would convert 307,853 sf of PDR to other uses, the proposed new uses – office and integrated PDR – are consistent both with the policies of the Area Plan for this

particular location and with the specific zoning adopted pursuant to the Area Plan. Thus, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR. The Citywide Planning and Neighborhood Planning Divisions of the Planning Department have additionally determined that the proposed project is consistent with the UMU Zoning and satisfies the requirements of the General Plan and the Planning Code.⁵⁶

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
2. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	☐	☐	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods FEIR determined that implementation of the design policies of the area plans would not substantially degrade the visual character or quality of the area, have a substantial adverse effect on a scenic vista, substantially damage scenic resources that contribute to a scenic public setting, or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would change the uses within an existing building and would repair or replace the industrial steel-frame windows of the 870 Brannan Street building. As discussed under Question 4, Cultural and Paleontological Resources, of this document, the window replacement and repair would be conducted in conformance with the *Secretary of the Interior's*

⁵ David Alumbaugh, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 850-870 Brannan Street. This document is on file and available for review as part of Case File No. 2009.1026E.

⁶ Kelley Amdur, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Neighborhood Analysis, 850-870 Brannan Street, March 18, 2010. This document is on file and available for review as part of Case File No. 2009.1026E.

Standards for Rehabilitation. The proposed project would not have any impacts on scenic vistas or scenic resources, would not degrade the visual character of the neighborhood, and would not create a new source of light or glare. Thus, the project would have no peculiar impacts related to aesthetics.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
3. POPULATION AND HOUSING— Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☐
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☐	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods FEIR determined that the anticipated increase in population and density would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project does not contain residential use, and no residential use is proposed. In addition, the project does not propose any new infrastructure or businesses that would indirectly induce population growth. Thus, the proposed project is not anticipated to create a demand for increased housing.

The change from PDR to office and IPDR uses would change the type of businesses permitted on the project site but would not be likely to increase the number of workers such businesses would employ. Additionally, the proposed project would not displace businesses, because the portion of the building proposed for new uses is currently vacant. Thus, the project would not create a demand for additional housing, and the construction of replacement housing would not be necessary.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	☒	☒	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☐

Significant Impacts Identified in PEIR

The Eastern Neighborhoods PEIR identified potential archeological impacts and identified three archeological mitigation measures that would reduce impacts on archeological resources to less than significant. The PEIR also anticipated that program implementation may result in demolition of buildings identified as historical resources, and found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

Mitigation Measures not Applicable to Project

Eastern Neighborhoods PEIR Mitigation Measure K-1, Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area, requires that certain projects involving new construction or alteration be presented to the Landmarks Preservation Advisory Board (now the Historic Preservation Commission (HPC)). Item C of Mitigation Measure K-1 applies to the proposed project at 850-870 Brannan Street because it proposes exterior modifications to the street facades of a historical resource. On May 13, 2010, Planning preservation staff presented the proposed project to the HPC.⁷ Thus, Mitigation Measure K-1 has been completed and would not be included in the conditions of approval for this project.

Mitigation Measures K-2 and K-3, which amended Article 10 of the Planning Code to reduce potential adverse effects to contributory structures within the South End Historic District (East SoMa) and the Dogpatch Historic District (Central Waterfront), do not apply the proposed project because it is not located within the South End or Dogpatch Historic Districts.

⁷ Pilar LaValley, Preservation Technical Specialist, San Francisco Planning Department, *Memo re Eastern Neighborhoods Interim Review Procedures*, 2009.1026E - 850-870 Brannan Street (aka 888 Brannan Center) (Block 3780/Lots 006, 007, 007 A, and 072), May 13, 2010.

Eastern Neighborhoods FEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan is on file at the Northwest Information Center and the Planning Department. Mitigation Measure J-2 applies to properties for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Mitigation Measure J-3, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology.

No Peculiar Impacts

The three archeological mitigation measures do not apply to the proposed project at 850-870 Brannan Street because the project involves no subsurface excavation and is not located in the Mission Dolores Archeological District.

In a memorandum dated April 29, 2010, Planning preservation staff noted that 870 Brannan Street is listed on the National and California Registers under Criterion C (architecture) with a period of significance of 1917 and 1920. 850 Brannan Street, constructed circa 1920 and substantially altered in 1985, does not appear eligible for the California Register under any criterion.⁸

870 Brannan Street embodies the distinctive characteristics of a type and period and represents the work of a prominent local architect. The building is representative of the reinforced concrete industrial structures popular in San Francisco in the early twentieth century with the latest technology and materials and oversized classical ornament exhibited in the door surrounds, spandrel panels, and medallions. It is also representative of the work of prominent local architect, Maurice Couchot, who practiced architecture in California for 25 years. An early advocate of reinforced concrete construction, Couchot often served as the consulting engineer on projects in both northern and southern California. From 1923, Couchot was in partnership with Kenneth MacDonald, Jr. in Los Angeles. During this period, Couchot and MacDonald designed the Broadway Arcade Building (contributor to National Register-listed historic district) and Southern Pacific Railroad Depot in Glendale (National Register-listed). In San Francisco, Couchot worked on the Bank of Italy building (Powell and Market Streets) and the Fine Arts and French Buildings for the Panama-Pacific International Exposition of 1915.

870 Brannan Street was commissioned by the Eveready Division of the National Carbon Company and was used as a battery manufacturing facility. This company was organized in the late 1800s and became a unit of Union Carbide in 1917. In 1937, the building was acquired by the Blake, Moffit and Towne Company, an early San Francisco paper distributing company. The Blake, Moffit and Towne Company occupied the building until 1981.

⁸ Sophie Hayward, Acting Preservation Coordinator, San Francisco Planning Department, *Historic Resource Evaluation Response for 850-870 Brannan Street*, April 29, 2010. This document is on file and is available for review as part of Case File No. 2009.1026E.

Preservation staff reviewed the project proposal for window repair and replacement at 870 Brannan Street and determined that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.⁹

- The majority of existing windows are deteriorated beyond repair. Where character-defining features are deteriorated beyond repair, the *Secretary of the Interior's Standards for Rehabilitation* (*Secretary's Standards*) allow for replacement in-kind or with a compatible substitute material.
- The project proposes replacement of a majority of the existing deteriorated steel-frame windows with an aluminum-frame, insulated glass window system that would closely match the original in pane configuration, muntin profile, and general proportions. Proposed replacement window system appears to constitute a compatible substitute in conformance with the *Secretary's Standards*.
- The project proposes to retain and repair original steel-frame windows remaining at the ground floor of the building. These windows would be stripped of paint and repaired and repainted. Existing painted/translucent, corrugated glazing would be replaced with clear glass, and deteriorated concrete around the openings would be repaired. Retention and repair of these windows, which are in somewhat better condition than windows on upper floors, would preserve original materials at that portion of the building most accessible to the public.
- The project proposed to salvage and/or repair original steel-frame windows at openings in the existing stairwells and to reinstall salvaged corrugated wire glass in these windows. Repair and reinstallation of original materials, including glazing, in these locations would preserve historic material and historic character of the building.
- The proposed project would retain and repair a limited number of original steel-frame windows, thereby preserving historic fabric and materials, and would replace the majority of severely deteriorated original windows with a compatible aluminum-frame window system, in conformance with the *Secretary's Standards*.

With implementation of the above-cited mitigation measure, cultural impacts would be less than significant.

⁹ *Ibid.*

Topics:	Sig. Impact Identified in PEIR	Project Contributes to Sig. Impact Identified in PEIR	Project Has Sig. Peculiar Impact	Addressed Below
5. TRANSPORTATION AND CIRCULATION— Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☒	☐	☐	☒
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	☐	☐	☐	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☐
e) Result in inadequate emergency access?	☐	☐	☐	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☒	☐	☐	☒

Significant Impacts Identified in PEIR/ Mitigation Measures not Applicable to Project

The Eastern Neighborhoods FEIR anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership. Thus, the FEIR identified 11 transportation mitigation measures, including implementation of traffic management strategies, transit corridor improvements, enhancement of transit funding, promotion of alternative means of travel, and parking management to discourage driving – all measures to be implemented by the Municipal Transportation Agency or other City agencies. Even with mitigation, however, it was anticipated that the significant adverse effects at certain local intersections and the cumulative impacts on certain transit lines intersections could not be fully mitigated. Thus these impacts were found to be significant and unavoidable, and a Statement of Overriding Considerations with findings was adopted as part of the Eastern Neighborhoods approval on January 19, 2009.

No Peculiar Impacts

Traffic, Transit, Bicycles and Pedestrians

The proposed project would replace PDR uses with office and integrated PDR uses. Trip generation rates for office, PDR and integrated PDR are the same; thus, the change in use would

not trigger any change in trip generation.¹⁰ No peculiar transportation impacts are anticipated to occur as a result of the proposed project, and the transportation mitigation measures identified in the FEIR is not applicable to the proposed project.

Loading

The proposed project requires seven off-street loading spaces. The project site currently contains approximately four loading spaces and thus has a legal deficiency of three loading spaces. Per Planning Code Section 150(c)(1), this deficiency may be carried forward for the proposed change of use.

Parking

The project site currently contains no parking, and no new parking is proposed. The proposed project would remove the requirements for off-site parking that was part of a previous condition of approval.¹¹ The project site's current zoning – UMU – does not require parking. San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. This information is provided to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
6. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☒
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☒
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☒
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☒
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☐

¹⁰ San Francisco Planning Department, *Transportation Study Determination for Case No. 2009.1026E*, February 24/ 2010. This document is on file and available for public review as part of Case No. 2009.1026E.

¹¹ San Francisco City Planning Commission Resolution No. 9288, January 21, 1982.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐
g) Be substantially affected by existing noise levels?	☒	☐	☐	☒

Significant Impacts Identified in PEIR

The Eastern Neighborhoods FEIR identified potential conflicts related to residences and other noise-sensitive uses in proximity to noisy uses such as PDR, retail, entertainment, cultural/institutional/educational uses, and office uses. In addition, the Eastern Neighborhoods FEIR noted that the project would incrementally increase traffic-generated noise on some streets in the project area, and result in construction noise impacts from pile driving and other construction activities. With implementation of these six noise mitigation measures, noise impacts were found to be less than significant.

Mitigation Measures not Applicable to Project

The proposed project at 850-870 Brannan Street involves change of use and interior renovations to an existing building, and the replacement/repair of windows. Mitigation Measures F-1 and F-2 involve noise controls on the use of pile driving equipment and other construction equipment. These two construction noise measures are not applicable to the proposed project because project construction would not involve pile driving and would occur within the existing building, which would not create noise levels that could affect any nearby sensitive receptors.¹²

Mitigation Measure F-3 involves noise-reduction requirements for new development projects that include noise-sensitive uses along streets with elevated noise levels. Mitigation Measures F-4 and F-5 require noise-generation analyses to reduce potential conflicts between noise-generating uses and new sensitive receptors. The project site does not currently contain any sensitive receptors, and the proposed project would not add any sensitive receptors to the project site; thus, these three mitigation measures are not applicable to the proposed project. Nonetheless, the proposed new windows would contain sound-deadening qualities.

Mitigation Measure F-6 requires that open space be protected, to the maximum feasible extent, from existing ambient noise levels. The immediate project vicinity contains no open space or parks; thus, Mitigation Measure F-6 is not applicable to the proposed project.

¹² Sensitive receptors include residences, hospitals, nursing homes, senior citizen centers, schools, churches, and libraries.

No Peculiar Impacts

The proposed project at 850-870 Brannan Street involves interior renovations to an existing building and the replacement of windows. Noise generated by the proposed project would be less than significant.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
7. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☐

Significant Impacts Identified in PEIR

The Eastern Neighborhoods FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust; roadway-related air quality impacts on sensitive land uses; and the siting of uses that emit diesel particulate matter (DPM) and toxic air contaminants (TACs) as part of everyday operations. Four mitigation measures were identified that would reduce air quality impacts to less than significant.

Mitigation Measures not Applicable to Project

Mitigation Measure G-1 imposes construction dust control measures. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures ensure that potential dust-related air quality impacts would be reduced less than significant. Since the project at 850-870 Brannan Street would be required to comply with the Construction

Dust Control Ordinance, the project would not result in a significant impact related to construction air quality, and Mitigation Measure G-1 is not applicable to the proposed project.

Mitigation Measure G-2 requires new residential development near high-volume roadways to include an analysis of particulate matter, and, if warranted, incorporate upgraded ventilation systems to minimize exposure of future residents to particulate matter. In response to this concern, Article 38 of the San Francisco Health Code was amended to require that all newly constructed buildings containing ten or more residential units near high-volume roadways (within the 'Potential Roadway Exposure Zone') perform an air quality assessment. While the project site is located within the Potential Roadway Exposure Zone, the proposed project does not involve the addition of residential units; thus this mitigation measure is not applicable to the proposed project.

Mitigation Measure G-3 minimizes potential exposure of sensitive receptors to DPM by requiring that uses generating substantial DPM emissions, including warehousing and distribution centers, commercial, industrial, or other uses that would be expected to be served by at least 100 trucks per day or 40 refrigerated trucks per day, be located no less than 1,000 feet from residential units and other sensitive receptors. The proposed project would convert PDR space to IPDR and office space, and it not expected to generate substantial DPM emissions or be served by at least 100 trucks per day or 40 refrigerator trucks per day. Thus, Mitigation Measure G-3 is not applicable to the proposed project.

Measure G-4 involves the siting of commercial, industrial, or other uses that emit TACs. The proposed project would convert PDR space to IPDR and office space and would not be expected to generate substantial DPM emissions. Thus, Mitigation Measure G-4 is not applicable to the proposed project.

No Peculiar Impacts

The proposed project would convert PDR use to IPDR and office uses. This change of use would allow for the development of uses that may result in fewer air quality impacts: IPDR (which allows a mix of PDR, office and retail) and office uses would be less likely to use less heavy equipment or manufacturing processes that emit air pollutants than the uses allowed under PDR zoning. Thus, the proposed project would not result in any peculiar impacts.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
8. GREENHOUSE GAS EMISSIONS—Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☐
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The project site is located within the Showplace Square – Potrero Hill Area Plan analyzed in the Eastern Neighborhoods FEIR. The Eastern Neighborhoods FEIR assessed the greenhouse gas (GHG) emissions that could result from rezoning of the Showplace Square – Potrero Hill Area Plan under the three rezoning options. Options A, B, and C were anticipated to result in GHG emissions on the order of 4.2, 4.3, and 4.5 metric tons of carbon dioxide equivalents (CO₂E)¹³ per service population,¹⁴ respectively.¹⁵ The Eastern Neighborhoods FEIR concluded that the resulting GHG emissions from the three options analyzed would be less than significant. The Eastern Neighborhoods EIR adequately addressed GHG emissions and the resulting emissions were determined to be less than significant and no mitigation measures were identified. Therefore, the project would not result in any significant impacts related to GHG emissions.

No Peculiar Impacts

The project proposes to convert 174,183 sf of PDR use to IPDR use, and 138,580 sf of PDR use to office use, and to repair/replace windows in accordance with the *Secretary of the Interior's Standards for Rehabilitation*. The Planning Department considers PDR, IPDR, and office uses to generate the same transportation rates; thus, the project would not contribute to the cumulative effects of climate change by emitting GHG emissions during its operational phase from additional vehicle trips. In addition, indirect emissions, such as from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations, would not increase because the proposed change in use would not be likely to add new workers to the project site. The proposed project would contribute to the cumulative effects of climate change by emitting GHGs during construction, which is estimated to last six months. The proposed project would not result in any significant impacts related to GHG emissions. In addition, the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHGs.

Topics:	Sig. Impact Identified in PEIR	Project Contributes to Sig. Impact Identified in PEIR	Project Has Sig. Peculiar Impact	Addressed Below
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☐	☐
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☒	☐	☐	☒

¹³ Greenhouse gas emissions are typically measured in CO₂E, or carbon dioxide equivalents. This common metric allows for the inclusion of the global warming potential of other greenhouse gases. Land use project's, such as this, may also include emissions from methane (CH₄) and nitrous oxide (N₂O), therefore greenhouse gas emissions are typically reported at CO₂E.

¹⁴ Service population is the equivalent of total number of residents + employees.

¹⁵ *Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods*: April 20, 2010. Memorandum from Jessica Range, MEA to MEA staff. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods Rezoning EIR and provides an analysis of the emissions using a service population metric.

Significant Impacts Identified in PEIR

Wind impacts are judged to be less-than-significant at a plan level of analysis and for cumulative development. Specific projects within Eastern Neighborhoods will require analysis of wind impacts where deemed necessary. Thus, wind impacts were determined not to be significant in the Eastern Neighborhoods Initial Study and were not analyzed in the FEIR. No mitigation measures were identified in the FEIR.

Under the Eastern Neighborhoods Area Plan, sites surrounding parks could be redeveloped with taller buildings without triggering with Section 295 of the Planning Code.¹⁶ The potential for new shadow impacts and the feasibility of mitigation for potential new shadow impacts of unknown development proposals could not be determined in the FEIR; thus, the FEIR determined shadow impacts to be significant and unavoidable, and no mitigation measures were identified.

No Peculiar Impacts

The proposed project would not alter the height of the existing building; thus, wind and shadow impacts are not applicable to the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
10 RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☐
c) Physically degrade existing recreational resources?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The FEIR concluded that the Eastern Neighborhoods Rezoning and Area Plan would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures were identified in the FEIR.

¹⁶ Section 295 of the Planning Code provides that new structures above 40 feet in height that would cast additional shadows on properties under the jurisdiction of or designated to be acquired by the Recreation and Parks Department can only be approved by the Planning Commission.

No Peculiar Impacts

The proposed project would convert PDR uses to IPDR and office uses. The proposed project would not introduce new residents or be likely to increase the number of employees to the project site. Thus, the project would not affect existing recreational facilities in the project vicinity.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
11. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☐	☐
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods Initial Study analyzed growth projections and determined that the program's impacts on the provision of water, wastewater collection and treatment, and solid waste collection and disposal would not be significant. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project would convert PDR uses within an existing building to IPDR and office uses. The proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already disclosed in the Eastern Neighborhoods FEIR.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
12. PUBLIC SERVICES— Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods Initial Study analyzed growth projections and determined that the program's impacts on public services such as fire protection, police protection, and public schools would not be significant. No mitigation measures were identified in the FEIR. Impacts on parks are discussed under Questions 9 and 10.

No Peculiar Impacts

The project would convert the uses within an existing building from PDR to IPDR and office uses. The proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already disclosed in the Eastern Neighborhoods FEIR.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
13. BIOLOGICAL RESOURCES— Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods project area is virtually fully developed with buildings and other improvements such as streets and parking lots. Most of the project area consists of structures that have been in industrial use for many years. As a result, there is little in the way of landscaping or other vegetation, with the exception of the relatively few parks that exist. Because future development projects in the Eastern Neighborhoods would largely consist of new construction of housing in these heavily built-out former industrial neighborhoods, there would be little in the way of loss of vegetation or disturbance of wildlife other than common urban species. Therefore, the Eastern Neighborhoods Initial Study concluded that the project would not result in any significant effects related to biological resources. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project site is completely developed with existing buildings; there is no landscaping or vegetation on the project site. The project sponsor would be required to plant street trees in compliance with Section 143 of the Planning Code. Given the conditions present on the project site and in the area, biological resource impacts are not applicable to the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
14. GEOLOGY AND SOILS— Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☐
iv) Landslides?	☐	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☐
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods Initial Study concluded that the project would indirectly increase the population that would be subject to an earthquake, including seismically induced groundshaking, liquefaction, and landslides. The Initial Study also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risks but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Thus, the Eastern Neighborhoods Initial Study concluded that the program would not result in significant impacts with regard to geology, and no mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project would involve interior modifications and would not include any soil-disturbing activities; thus this topic is not applicable to the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
15. HYDROLOGY AND WATER QUALITY— Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	☐	☐	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☐
f) Otherwise substantially degrade water quality?	☐	☐	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☐
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☐
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods Initial Study evaluated population increases on the combined sewer system and the potential for combined sewer outflows, and concluded that programmatic effects related to hydrology and water quality would not be significant. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project site is completely covered by buildings, and the proposed project would not change the amount of impervious surface area on the site, or affect runoff and drainage. Thus, effects related to water resources are not applicable to the proposed project.

Topics:	Sig. Impact Identified in PEIR	Project Contributes to Sig. Impact Identified in PEIR	Project Has Sig. Peculiar Impact	Addressed Below
16. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☒	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	☐	☐	☐	☐

Significant Impacts Identified in PEIR

Rezoning could result in a reduction in the amount of currently zoned industrial (PDR) land in the Eastern Neighborhoods. Some land currently zoned for industrial purposes would no longer allow any PDR uses, and the number of nonconforming businesses would be expected to gradually decline, potentially replaced by residential, commercial, or open space uses. Development may involve demolition or renovation of existing structures that may contain

hazardous building materials that were commonly used in older buildings, and which could present a public health risk if disturbed during an accident or during demolition or renovation. The Eastern Neighborhoods FEIR identified a mitigation measure to reduce this impact to less than significant

Project Contribution to Significant Impacts Identified in PEIR

The interior renovations that are proposed at 850-870 Brannan Street may involve the removal and/or disturbance of hazardous building materials.

Mitigation Measure Applicable to Project

Mitigation Measure L-1, Hazardous Building Materials, would apply to the proposed project. With implementation of this mitigation measure, impacts related to hazardous building materials would be less than significant.

Project Mitigation Measure 2 – Hazardous Building Materials ((Mitigation Measure L-1 of the Eastern Neighborhoods FEIR). Mitigation Measure L-1: The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
17. MINERAL AND ENERGY RESOURCES— Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods FEIR determined that the program would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning

energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. The project area does not include any natural resources routinely extracted, and the proposed rezoning does not result in any natural resource extraction program. For these reasons, the Eastern Neighborhoods FEIR concluded that the program would not cause a wasteful use of energy, and would have a less-than-significant impact on energy. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The energy demand for the proposed project would be typical for such projects and would meet, or exceed, current state or local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. Therefore, the proposed project would not result in any impacts to energy resources.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
18. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Initial Study checklist, in 2005 when the Eastern Neighborhoods project was initially analyzed, did not contain a category concerning agricultural and forest resources. Nonetheless, all of San Francisco is identified by the California Department of Conservation's Farmland

Mapping and Monitoring Program as "Urban and Built-up Land" (Department of Conservation, 2002). In addition, no part of San Francisco falls under the State Public Resource Code definitions of forest land or timberland; therefore, these topics are not applicable to any project within the Eastern Neighborhoods Plan Area.

No Peculiar Impacts

These topics are not applicable to the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
19. MANDATORY FINDINGS OF SIGNIFICANCE— Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☒
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☒
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☐

Significant Impacts Identified in PEIR

The Eastern Neighborhoods FEIR identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Mitigation measures reduced all impacts to less than significant, with the exception of those related to land use (cumulative impacts on PDR use), transportation (traffic impacts at nine intersections, and transit impacts), cultural (demolition of historical resources), and shadow (impacts on parks).

No Peculiar Impacts

The proposed project would convert the use of an existing building from PDR use to IPDR and office uses, and the replacement/repair of windows. As discussed in this document, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already and disclosed in the Eastern Neighborhoods FEIR.

C. DETERMINATION

On the basis of this review, it can be determined that:

- ☒ The proposed project is qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; AND
- ☒ All potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (PEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.
- ☐ The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above, but that this impact can be reduced to a less-than-significant level in this case because revisions in the project have been made by or agreed to by the project proponent. A focused Initial Study and MITIGATED NEGATIVE DECLARATION are required, analyzing the effects that remain to be addressed.
- ☐ The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above. An ENVIRONMENTAL IMPACT REPORT is required, analyzing the effects that remain to be addressed.



Bill Wycko
Environmental Review Officer
for
John Rahaim, Planning Director

DATE May 18, 2010

MAY 19 2010

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PLANNING DEPARTMENT
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San Francisco PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current Schedule of Application Fees and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department Staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions # 3, # 8, # 10 or # 11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Periera. For all other projects, please send the application materials to the attention of Mr. Bollinger.

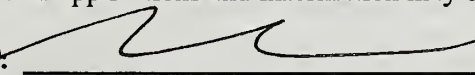
Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9027, brett.bollinger@sfgov.org

Chelsea Fordham or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, Chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	X	
Two sets of project drawings (see “Additional Information” at the end of page 4)	X	
Photos of the project site and its immediate vicinity, with viewpoints labeled.	X	
Fee	X	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	X	
Geotechnical Report, as indicated in Part 3 Question 4		X
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	X	
Phase 1 Environmental Site Assessment, as indicated in Part 3 Question 8		X
Additional studies (list)		X

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (Owner or agent): 

(For Staff Use Only) Case No: 2010-0067E

Date: January 27, 2010

Address: 322 Duncan Street

Block/Lot: 6592 / 016

In submitting this application, Bruce D. Baumann & Associates is the merely the agent of the project owner. All fees generated in connection with the filing and processing of this application are solely the responsibility of the project owner, and should be directed to the owner for payment. Bruce D. Baumann & Associates disclaims any responsibility or liability for the project or fees billed by the City to the Owner, and by accepting this application, the City relieves Baumann & Associates from any responsibility or liability.

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Class 1(c): additional under 10,000 square feet.



PART 2 – PROJECT INFORMATION

Owner / Agent Information

Property Owner:	Daniel Johnson	Telephone No.:	(415) 566-4555
Contact Person:	Eamonn Herlihy	Fax No.:	(415) 520-0454
Address:	2 Gateview Court San Francisco CA 94116	Email Address:	eamonnherlihy@aol.com
Project Contact:	Bruce D Baumann	Telephone No.:	(415) 551-7884
Contact Person:	Bruce D Baumann	Fax No.:	(415) 520-0454
Address:	1221 Harrison Street # 22 San Francisco CA 94103	Email Address:	bruce@baumannassociates.com
Agent of Owner:	Bruce D Baumann & Associates	Telephone No.:	(415) 551-7884
	Bruce D Baumann	Fax No.:	(415) 520-0454
	1221 Harrison St, Ste 22 San Francisco CA 94103	Email Address:	bruce@baumannassociates.com

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Site Information

Site Address(es):	322 Duncan Street		
Nearest Cross Streets:	Church & Sanchez Streets		
Assessor's Block(s)/Lot(s):	6592 / 016	Zoning District(s):	RH-2
Site Square Footage:	2,467.5 +/-	Height/Bulk District(s):	40 X
Present or Previous Use of the Site:	Single family dwelling		
Community Plan Area (if any)	No		

Project Description

Please Check All That Apply:

☒ Addition	☐ Change of Use	☐ New Construction	☐ Lot Split/Subdivision
☒ Alteration	☐ Demolition	☐ Zoning Change	☐ Other:
Please Describe Proposed Use:	Two Family Dwelling		
Estimated Construction Cost:	\$327,000.00		

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

Add a unit and add a floor to a single family dwelling. Renovate existing throughout interior and exterior, proposal filed under B.P.N. 2009-12-22-3705S.

Case No. _____ (For Staff Use Only)

PART 4 – PROJECT SUMMARY TABLE

Please provide information on existing site conditions and proposed uses. You may round numbers. If you are not sure of the eventual size of the project, provide MAXIMUM estimates.

Category Gross Square Footage (GSF)	Existing Uses		Existing Uses To Be Retained	Net New Construction &/or Addition	Project Totals
Residential	2,076		2,076	1,929	4,005 (Incl Garage)
Retail	N/A		N/A	N/A	N/A
Office	N/A		N/A	N/A	N/A
Industrial	N/A		N/A	N/A	N/A
Parking	574		574	<79>	495
Other (Specify Use)	N/A		N/A	N/A	N/A
TOTAL GSF	2,076		2,076	1,929	4,005
Dwelling Units	1		1	+ 1	2
Hotel Rooms	N/A		N/A	N/A	N/A
Parking Spaces	1		1	+ 1	2
Loading Spaces	N/A		N/A	N/A	N/A
Number of Buildings	1		1	1	1
Height of Building(s)	25.10 +/-		25.10 +/-	29.6 +/-	29.6 +/-
Number of Stories	2		2	+ 1	3

Please describe any additional project features that are not included in this table:

Architectural site plans are attached.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners.

Neighborhood notification may also be required as part of the environmental review processes.

PART 3 – ADDITIONAL PROJECT INFORMATION		YES	NO
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form of Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).		X OK	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in the historic district? If yes, a Historic Resource Evaluation Report (HRER)*will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.			X N/A
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? What type of foundation would be used (if known)?			X N/A
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*			N/A N/A
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? Expansion of existing building. If yes, please submit a <i>Tree Disclosure Statement</i> . Attached		X OK	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?			X
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.			X N/A
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.			X N/A
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase 1 Environmental Site Assessment (ESA).* A Phase II ESA (for example soil testing) may be required, as determined by Department Staff.			X N/A
9. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please describe.			X N/A
10. Is the project related to a larger project, series of projects or program? If yes, please describe.			X N/A
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia).			X N/A

*Report or study to be prepared by a qualified consultant who is contracted directly with the project sponsor.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 322 Duncan Street
Block/Lot: 6592/016
Case No.: 2010.0067E
Date of Review: March 23, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration☒ Addition

PROJECT DESCRIPTION

The proposed project is a major alteration that includes interior alterations as well as horizontal additions to the front and rear and a vertical addition. As proposed, the project would add a dwelling unit for a project total of two residential units with two off-street parking spaces. The project includes alterations to all four existing elevations. Information submitted by the Project Sponsor indicates that the existing building measures approximately 2,076 square feet, and that the proposed addition measures 1,929 square feet, for a project total of 4,005 square feet, including the garage.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1900. Information submitted by the project sponsor is inconclusive as to the exact date of construction. Spring Valley Water Company records indicate that a building on the subject lot was connected to the Spring Valley water supply in October, 1882; however, the 1886-93 historic Sanborn Fire Insurance maps does not include the subject building on the subject lot, while the existing building does appear on the 1899-1900 Sanborn Map. It appears likely that the building was constructed between 1893 and 1899. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its estimated date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is an historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the north side of Duncan Street between Sanchez and Church Streets, within an RH-2 Zoning District and a 40-X Height and Bulk District, in Noe Valley. The subject lot fronts on Duncan Street and extends through to Comerford Alley at the rear. Duncan Street at this location includes buildings that are constructed in a range of architectural styles, including Stick, mid-century modern, modified Italianate and an eclectic mix of more modern styles. Buildings tend to be one- to two-

¹ Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

stories above garages at street level. The subject building is located on section of Duncan Street notable for consistent pattern of front setbacks.

It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is individually eligible for the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Based on the information submitted by the project sponsor, it appears that the subject building was constructed between 1893 and 1899. As noted in the submitted Historic Resource Evaluation (HRE), these were the years in which the prevailing neighborhood pattern of development was established, as the existing layout is similar to the conditions shown in the 1899-1900 Sanborn Map.

It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local residential development history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

There is no known association between the subject property and persons important in our local, regional, or national past. The earliest known owner of the subject property (although not the original owner) was Carrie M. Crawhall, who purchased the subject property in 1947.

It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The single-family home is similar in size, scale, and setting to the surrounding homes in the neighborhood. While the existing building appears to have been constructed as part of the early wave of development on the block, the building was extensively altered in 1960 and in 1966 after a fire.

The subject building is clad in stucco, with a three-paned aluminum window centered over the garage, and a smaller aluminum window (bracketed by faux shutters) centered in the upper story. The front property line is delineated by a short, chain link fence.

The subject building does not appear to embody a distinctive characteristic type, period, region, or method of construction and it does not appear that the subject building is eligible for the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be historically significant under California Register criteria.

As noted above, it does not appear that the subject building is individually eligible for the California Register. It does not appear that the subject building is a contributor to a potential historic district.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposed project would have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: Tina Tam
Tina Tam, Preservation Coordinator

Date: 3-30-2010

CC:

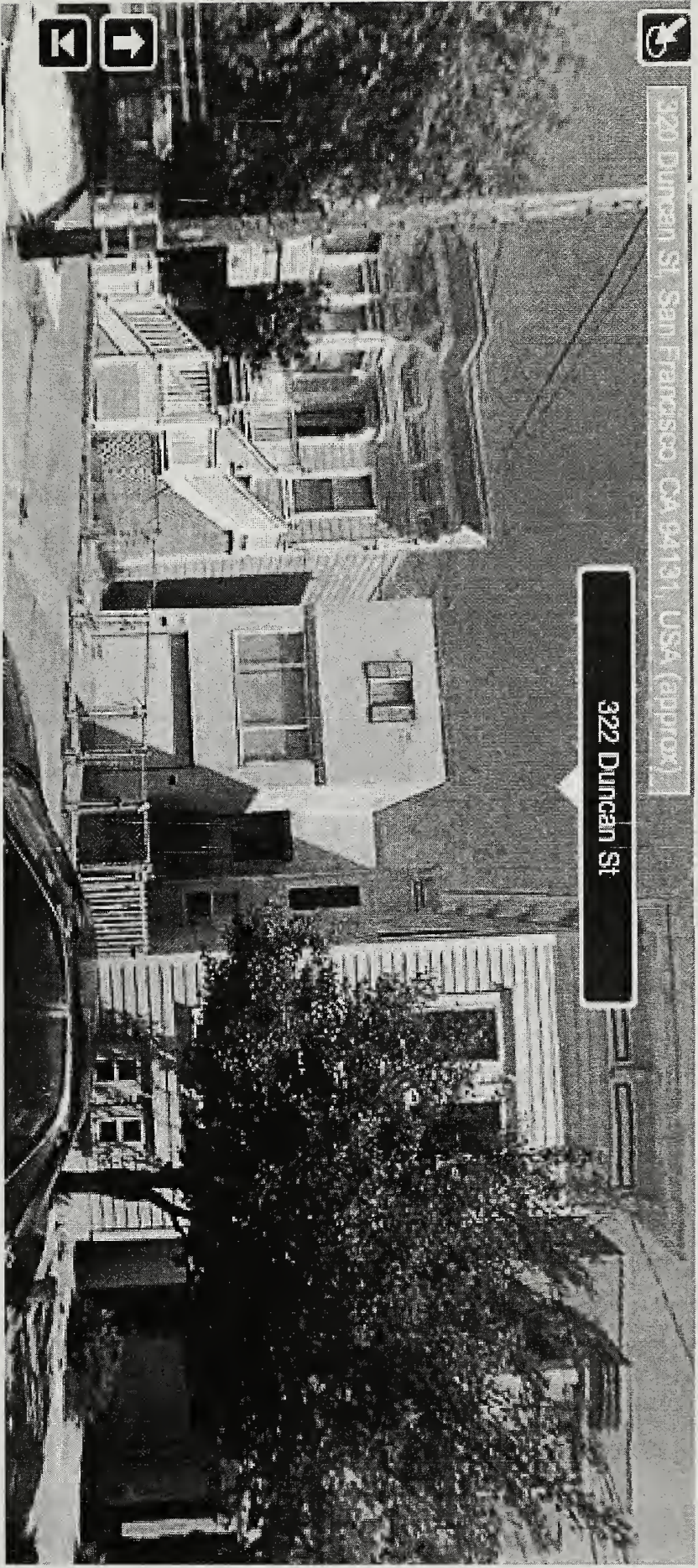
Linda Avery, *Commission Secretary*, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File
Elizabeth Watty, *Neighborhood Planner*, SW Quadrant

G:\DOCUMENTS\historic\322 Duncan Street.doc



320 Duncan St San Francisco, CA 94131 USA (approx)

322 Duncan St





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

GOVERNMENT
DOCUMENTS DEPT

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org MAY 27 2010 (415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

SAN FRANCISCO
PUBLIC LIBRARY

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☐	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☐	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☐	
Fee	☐	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

11/23/09

(For Staff Use Only) Case No.

2009.1097E

Address:

2362-68 15th St

Block/Lot:

2612/014

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
v.11.17.2009 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

05.14.2010

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	SCOTT SIBLEY	Telephone No.	(702)382-2747 / 415-370-9704
Address	930 South Fourth Street #100	Fax No.	(702)598-0641
	Las Vegas, NV 89101	Email	ssibley@nevadalegalnews.com
Project Contact	HAMED AKHAVEIN	Telephone No.	650/578-0239
Company	DESIGNWORKS	Fax No.	650/578-0296
Address	1925 GINNEVER STREET	Email	DW5@MSN.COM
	SAN MATEO, CA 94403		

Site Information

Site Address(es):	2362-2368 15 TH STREET		
Nearest Cross Street(s)	CASTRO		
Block(s)/Lot(s)	2612/014	Zoning District(s)	RH-2
Site Square Footage	6,155	Height/Bulk District	40-X
Present or previous site use	RESIDENTIAL		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☐ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☒ Other (describe)	INTERIOR REMODELING	Estimated Cost	\$530,000.00

Describe proposed use ADDITION TO THE EXISTING APARTMENT BUILDING

Narrative project description. Please summarize and describe the purpose of the project.

ADDITION TO 2 CONFORMING UNITS APT-2A & APT 3A, AND INTERIOR REMODELING OF THE 2 NON-CONFORMING UNITS APT-2B & APT-3B.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRE)* will be required. The scope of the HRE will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	6,004.62	6004.62	3,118.76	9,123.38
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				

Dwelling units	6,004.62 4	6004.62 4	3,118.76 0	9,123.38 4
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 2362-68 15th Street
Block/Lot: 2612/014
Case No.: 2009.1097E
Date of Review: May 19, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposed project includes a two-story horizontal addition to the west side of the existing two-story, four-unit residential structure. As proposed, the addition would be two-stories and would measure approximately 3,100 square feet in order to enlarge two of the existing units. As proposed, the subject building would remain a four-family residential structure.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1907, although information submitted by the Project Sponsor indicates that the structure was permitted for construction in August, 1908. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is an historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the north side of 15th Street in the block between Beaver Street (to the west) and Castro Street (to the east), within an RH-1 Zoning District in the Upper Market Neighborhood. The subject building is located on a block characterized by a range of architectural styles (including buildings constructed in Edwardian, Spanish Revival, eclectic, and contemporary architectural styles) and dates of construction. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register. The Project Sponsor submitted Draft 2 of the Historic Resource Evaluation, prepared by Knapp Architects, on March 1, 2010. The revised report finds that the subject property is neither individually eligible for the California Register, nor that the subject building is located within a potential historic district. Staff concurs with the submitted revised report.²

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Based on a review of historic Sanborn Fire Insurance Survey maps, it appears that the basic pattern of neighborhood development on the 15th Street at this location occurred organically, and increased in density between 1900 and the late 1920's. The earliest structures in the neighborhood, according to information submitted by the project sponsor, were constructed in the late nineteenth century, such as the structure located at 22 Beaver Street (with an estimated date of construction of 1870). It does not appear that the subject building is associated with a specific event that has made a significant contribution to broad patterns of local or regional history, and that the subject building is not eligible for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

There is no known association between the subject property and persons important in our local, regional, or national past. The first known owner of the subject lot was Simon Lineham. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is rectangular in plan, oriented along a long axis that runs north-south. The south elevation is at an angle relative to 15th Street at this location. The roof form is composed of two hipped roof shapes, each along the north-south axis. The building is clad in stucco with wood trim

² "Supplemental Information Form for 2362-68 15th Street," Knapp Architects (March 1, 2010). The report is included in the case docket (Case No. 2009.1097E) for the proposed project, and is available for viewing by request at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA, 94103.

and wood ornamentation. The primary façade is the south elevation, which is symmetrical with two, two-story canted bay windows on either side of a center bay that contains a recessed entry at the ground level and a shallow bay window at the second story. The recessed ground level entry is flanked by two columns. Windows in the subject building are wood, double-hung, single-light panes with painted wood sashes. A garage opening is centered under the east bay at ground level on the down slope of the subject property.

The submitted HRE identifies Edward Jose, of Oakland, CA as the architect of the subject building. The Department has no information that indicates that Edward Jose is a master architect, or that the subject building is a significant representative example of his work.

It does not appear that the subject building is representative of a type, period, region, or method of construction. It does not appear that the subject building is significant based on Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

-
3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6. below*) ☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

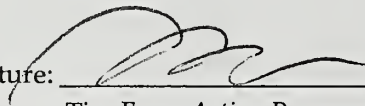
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does it appear to be located within a potential historic district. It does not appear that the proposed project would have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tim Frye, Acting Preservation Coordinator

Date: 5/19/10

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\2362 15th Street.doc

SUPPLEMENTAL INFORMATION FORM

2362 - 2368 15TH STREET

San Francisco, California



Prepared by

KnappARCHITECTS

San Francisco, California

March 1, 2010 - draft 2





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

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The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103

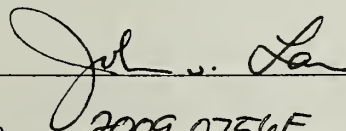
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Not	
	Provided	Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):



Date:

7-28-09

(For Staff Use Only) Case No.

2009.0754E

Address:

469 Raymond

Block/Lot:

6244/036:037

GOVERNMENT
DOCUMENTS DEPT

OCT 26 2011

SAN FRANCISCO
PUBLIC LIBRARY



PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Lin Xing Chang & Ma Mo Ping</u>	Telephone No.	<u>415-859-8186</u>
Address	<u>469 Raymond Street</u>	Fax. No.	
	<u>San Francisco, CA 94134</u>	Email	
Project Contact	<u>John Lau</u>	Telephone No.	<u>415-831-7180</u>
Company	<u>Dickson Consulting Group, Inc</u>	Fax No.	<u>415-831-7181</u>
Address	<u>5616 Geary Boulevard, #201</u>	Email	<u>dicksongroup@yahoo.com</u>

Site Information

Site Address(es):	<u>469 Raymond Street</u>		
Nearest Cross Street(s)	<u>Elliot Street and Sawyer Street</u>		
Block(s)/Lot(s)	<u>6244 / 036 & 037</u>	Zoning District(s)	<u>Rh-1</u>
Site Square Footage	<u>2-25X100 = 5,000 sq.ft.</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>single family residence</u>		
Community Plan Area (if any)	<u>None</u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>2-\$400,000 = \$800,000</u>

Describe proposed use 2 - single family residences

Narrative project description. Please summarize and describe the purpose of the project.

To demolish a one story single family residential building straddled in the middle of two lots, and construct two single family residential buildings (one in each of the lots).



PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.



PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,236 sqft	none	(465) 4,579 sqft (469) 4,871 sqft	9,450 sqft
Retail	N/A	N/A	N/A	N/A
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	237 sqft	none	(465) 445 sqft (469) 452 sqft	897 sqft
Other (specify use)	Storage: 115 sqft	none	none	none
Total GSF	2,678 sqft	none	10,347 sqft	10,347 sqft

Dwelling units	1	none	2	2
Hotel rooms	N/A	N/A	N/A	N/A
Parking spaces	1	N/A	4	4
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	1	N/A	2	2
Height of building(s)		N/A		
Number of stories	2	N/A	4	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

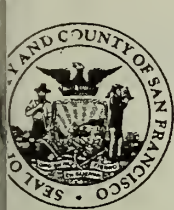
CLASS 1(L) 3(A)

FOR THE DEMOLITION OF (E) ONE-STORY, SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF TWO TWO-STORY/ ONE- (TWO-STORY), SINGLE-FAMILY DWELLINGS.



BEN FU 5.21.10

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SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 469 Raymond Avenue
Block/Lot: 6244 / 036, 037
Case No.: 2009.0756E
Date of Review: May 21, 2010
Planning Dept. Reviewer: Ben Fu
(415) 558-6613 | ben.fu@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The project proposes the demolition of existing one-story, single-family dwelling and the construction of two two-story-over-garage, single-family dwellings. The existing dwelling is located between Lots 036 and 037 and straddles the side property line that separates the two lots. The proposed demolition would allow the construction of a single-family dwelling on each lot.

PRE-EXISTING HISTORIC RATING / SURVEY

According to Parcel Information Database, historic Sanborn Maps, and materials submitted by Tim Kelley, consultant who meets professional qualification standards to prepare historical evaluations, the existing one-story residential building was constructed in 1922. The subject property is not listed on the National or the California Registers. The date of construction makes it a "Category B" building requiring additional information and further consultation, for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject properties are located on the south side of Raymond Avenue between Elliot and Sawyer Streets in the RH-1 (Residential, House, One-Family) District. The adjacent property to the east at 463 Raymond Avenue is a one-story-over-garage, single-family dwelling constructed in 1982. The adjacent property to the west at 473 Raymond Avenue is also a one-story-over-garage, single-family dwelling constructed in 1961. The majority of the surrounding properties were constructed in the early 60's. These single-family dwellings were built in a mixed pattern in terms of architectural styles and setbacks. Almost all have had alterations performed on the building façades.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject properties are not located within a potential historic district, or associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Based upon the information provided, none of the owners, occupants, or others associated with the building was historically important. The properties, since the original construction, had exchanged ownership five times. The original owners, Morris and Minnie Lublinsky, sold the properties in 1921 to Karl Kalnin, who constructed the existing dwelling in 1922. Albert and Frances Draeger purchased the properties in 1944 and sold them in 1986. The current owners have owned the properties since 1997.

It does not appear that any of the owners of the subject property are or were associated with the lives of persons significant to our local, regional, or national past. Therefore, the existing building is not individually eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

According to the submitted photographs, the design quality and neighborhood character of the surrounding built environment is mixed. According to permit history and the 1914 and 1950 Sanborn Maps, the building was constructed in 1922 and is approximately 1,180 square feet. The building was constructed with clad in shingles and a hipped roof. It appears that the original entry porch has been enclosed. The original balustrade is marked by a belt cornice. The solid wood entry door at the center of the porch is flanked by aluminum sliding windows. The shallow gabled roof with narrow closed eaves is supported by rectangular piers. A number of building alterations such as recladding, replacement aluminum windows, entry door, and enclosed porch may have been constructed over the years possibly without proper building permits. The building appears to be in relatively poor condition, does not appear to be the work of a master, and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject properties are likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6 below*)

☐ Historical Resource Present (*Continue to 4*)

4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

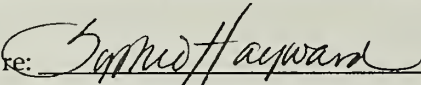
5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 05.21.2010

cc: Linda Avery-Herbert, *Recording Secretary*, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File

BF-G:\DOCUMENTS\Historic\HRE_not a resource\Raymond_469_20090756E.doc



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

RECEIVED

Environmental Evaluation Application

APR 30 2010

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

GOVERNMENT
DOCUMENTS DEPT

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

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PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☐	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Laura F. Attilio

Date: APRIL 29, 2010

(For Staff Use Only) Case No.

2010.03535

Address: 449 DIAMOND ST

Block/Lot: 2768/008

4/17/2010

1(1): demolition of a single-family home

EXEMPT FROM ENVIRONMENTAL REVIEW

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner MAURA AND STEVE ABERNETHY Telephone No. 415-730-5811
 Address 432A AMATURY LOOP Fax No. _____
SF CA 94129 Email maura-abernethy@comcast.net
 Project Contact MAURA ABERNETHY Telephone No. 415-730-5811
 Company MFA DESIGN LLC Fax No. _____
 Address 3290 PIERCE ST. Email maura-abernethy@comcast.net
SF CA 94123

Site Information

Site Address(es): 448 DIAMOND ST.
 Nearest Cross Street(s) 21 ST STREET
 Block(s)/Lot(s) 2768 / 008 Zoning District(s) R4-2
 Site Square Footage 2894 SQ. FT. Height/Bulk District 40-X HEIGHT UNIT
NOT IN RDA PROJ. AREA
 Present or previous site use SINGLE FAMILY RESIDENCE
 Community Plan Area (if any) _____

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction
☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use NEW SINGLE FAMILY RESIDENCE

Narrative project description. Please summarize and describe the purpose of the project.

THE PURPOSE OF THE PROJECT IS TO DEMOLISH THE EXISTING RESIDENCE AT 448 DIAMOND ST AND TO REPLACE WITH A NEWLY CONSTRUCTED "GREEN" LEED CERTIFIED SINGLE FAMILY HOME.

THE EXISTING RESIDENCE AT 448 DIAMOND DOES NOT HAVE HISTORIC MERIT. IN ADDITION THE STRUCTURE WAS VACANT FOR 10 YEARS LEAVING IT TO DECAY WITH THE ELEMENTS. THE EXISTING STRUCTURE IS IN SUCH BAD SHAPE THAT TO RE-PAIR AND RENOVATE WOULD BE PROHIBITIVELY EXPENSIVE. IT IS BOTH CHEAPER, AND MORE ENVIRONMENTAL TO SIMPLY BUILD A NEW HOUSE IN PLACE OF THE EXISTING ONE.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

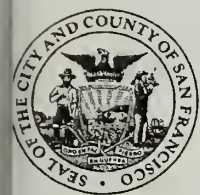
Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	TOTAL 2598 SQ FT	4784 SQ FT		
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				
Dwelling units				
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories				

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

THE EXISTING SINGLE FAMILY RESIDENCE
 1847 SQ FT
 GARAGE 751 SQ FT
 TOTAL 2598 SQ FT.

THE PROPOSED SINGLE FAMILY RESIDENCE
 4153 SQ FT
 GARAGE 629 SQ FT
 TOTAL 4784 SQ FT



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 448 Diamond
Block/Lot: 2768/008
Case No.: 2010.0353E
Date of Review: May 21, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project includes the demolition of the existing single-family home, and the construction of a new, single-family home. According to the information submitted by the Project Sponsor, the existing subject building includes approximately 2,600 square feet, including one off-street parking space. As proposed, the new building will measure approximately 4,800 square feet including two off-street parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1908, which is consistent with information submitted by the Project Sponsor. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is an historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the west side of Diamond Street in the block between 21st and 22nd Street, within an RH-21 Zoning District in the Noe Valley Neighborhood. The subject building is located on a block characterized by a range of architectural styles (including buildings constructed in Edwardian, modified Queen Anne, and contemporary architectural styles) and dates of construction. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

¹ Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register. The Project Sponsor submitted an Historic Resource Evaluation (HRE), prepared by Tim Kelly of Kelly and VerPlanck, dated November, 2007. The report finds that the subject property is neither individually eligible for the California Register, nor that the subject building is located within a potential historic district. Staff concurs with the submitted report.²⁾

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Based on a review of historic Sanborn Fire Insurance Survey maps, it appears that the existing pattern of neighborhood development on Diamond Street at this location occurred after the 1906 Earthquake and fire. Both the 1886 and the 1900 Sanborn Maps show that the subject block was very sparsely populated immediately preceding the earthquake, which is likely because, as noted in the submitted HRE, "Collingwood and Diamond Streets south of 20th Street were not paved, therefore access to the subject block would have been difficult."³ It does not appear that the subject building is associated with a specific event that has made a significant contribution to broad patterns of local or regional history, and that the subject building is not eligible for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

There is no known association between the subject property and persons important in our local, regional, or national past. The first known owners and occupants of the subject lot were Scottish immigrants Donald and Jane Munroe. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

² "Historic Resource Evaluation Report," Kelly and VerPlanck (November, 2007). The report is included in the case docket (Case No. 2010.0353E) for the proposed project, and is available for viewing by request at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA, 94103.

³ Ibid., Page 11.

The subject building is rectangular in plan with a gabled roof, and is a two-story-over-basement, wood-frame, single-family dwelling designed in a modified Queen Anne architectural style. The subject building is clad in vinyl siding and supported by a concrete foundation. The street-facing elevation has two bays; the south bay features a bay window with aluminum slider windows with a garage centered below. The north bay features the primary entrance, accessed by concrete steps from grade that lead to an enclosed porch.

While the subject building is similar in style to many buildings in the Noe Valley, Glen Park, Bernal Heights, and Excelsior neighborhoods, it does not appear to be individually eligible for the California Register, nor does it appear to be architecturally distinctive. Staff concurs with the summary statement included in the submitted HRE, which notes that the subject building can not be "demonstrated to contribute to the evolution of 'an important phase of the architectural development of the area or community...'"

It does not appear that the subject building is representative of a type, period, region, or method of construction. It does not appear that the subject building is significant based on Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

-
3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does it appear to be located within a potential historic district. It does not appear that the proposed project would have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Tim Frye, Acting Preservation Coordinator

Date: 5/24/10

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

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PLANNING DEPARTMENT

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JUN - 3 2010

Environmental Evaluation Application

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The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

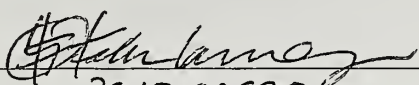
Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): 
(For Staff Use Only) Case No. 2010.0269E

Date: 4/12/2010
Address: 2774 - 16 FILBERT ST
Block/Lot: 0942 - 014A

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Christine and John Sangiacomo</u>	Telephone No.	<u> </u>
Address	<u>2774-76 Filbert Street</u>	Fax. No.	<u> </u>
	<u>San Francisco, CA 94123</u>	Email	<u> </u>
Project Contact	<u>Fabien Lannoye</u>	Telephone No.	<u>415-626-8868</u>
Company	<u>Nova Designs + Builds</u>	Fax No.	<u>415-626-8936</u>
Address	<u>297c Kansas Street</u>	Email	<u>fabien@novadesignsbuilds.com</u>
	<u>San Francisco, CA 94103</u>		<u> </u>

Site Information

Site Address(es):	<u>2774-76 Filbert Street</u>		
Nearest Cross Street(s)	<u>Baker Street and Broderick Street</u>		
Block(s)/Lot(s)	<u>0942 - 014A</u>	Zoning District(s)	<u>07-D</u>
Site Square Footage	<u>1,799 SF</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Residential House - 2 family</u>		
Community Plan Area (if any)	<u> </u>		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	<u> </u>		

Describe proposed use Residential House - 2 Family

Narrative project description. Please summarize and describe the purpose of the project.

Existing 3 story, two residence building. Vertical addition of a partial 4th Floor with front and rear decks, providing setbacks. Alteration of the Street Façade to add Bay window, instead of non original vinyl windows, in order to embellish façade and make it more consistent with surroundings.

Each unit to be enlarged: lower unit to include storage space from 1st Floor, upper unit to get vertical addition at top Floor.

Exterior entry stairs to be covered and remodeled to provide direct access from the garage.

All windows to be changed to wood windows with exterior aluminum clad.

Vertical addition to comply to Planning Code Design Guidelines required setbacks.

CATEGORICAL EXEMPTION FOR ENVIRONMENTAL REVIEW
CLASS 1: EXISTING FACILITIES
MMW 5/27/10
Approved Planning Dept. Matt Weinraub, Preservation Planner

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,459 SF	2,459 SF	1,059 SF	3,518 SF
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	2	2	0	2
Other (specify use)	0	0	0	0
Total GSF	2,459 SF	2,459 SF	1,059 SF	3,518 SF

Dwelling units	2	2	0	2
Hotel rooms	0	0	0	0
Parking spaces	1	1	1	2
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	30'-6"	30'-6"	8'-1"	38'-7"
Number of stories	3	4	1	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2774-2776 Filbert Street
Block/Lot: 0942/014A
Case No.: 2010.0269E
Date of Review: May 26, 2010
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

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San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration☒ Addition

PROJECT DESCRIPTION

The proposed project includes vertical addition of a fourth story, alteration of the front façade, and interior remodel to enlarge the two existing units. The existing floor area of the subject building is approximately 2,459 square feet; the project proposes to increase floor area of the subject building by approximately 1,059 square feet to a total of approximately 3,518 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

There is no pre-existing historic rating or survey information for the subject building, which was constructed in 1922. The subject building is a three-story multi-family dwelling that lacks a discernible architectural style. The Project Sponsor classifies the building as a "Contractor Special". The street façade is clad in stucco and consists of a centrally located recessed garage entrance at the ground floor, a picture window with balconette at the second floor, a picture window at the third floor, and a plain parapet at the roofline. The entrance is setback at the west side elevation. Decoration consists of rectangular panels located below the picture windows and a cast plaster ornament located above the entrance. There is physical evidence of past alterations to the street façade. The subject building is categorized as a CEQA Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed in 1922 and is over 45 years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on Filbert Street between Baker and Broderick Streets in the Cow Hollow neighborhood. The site is in a RH-2 (Residential, Two-Family) zoning district and is in a 40-X Height and Bulk District.

The subject property is located in a primarily residential area with mixed residential/commercial corridors located along Union, Fillmore, Chestnut, and Lombard Streets. Cow Hollow contains a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences and multi-family structures on corner lots and at lower elevations. The residences are designed in a variety of styles, including Victorian, Edwardian, First Bay Tradition, and Period Revival Styles, which reflect the various stages of development within the neighborhood. There are

several buildings in the immediate vicinity of the subject building that were included in the *Here Today* survey and the 1976 Architectural Survey.

The Pacific Heights/Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Until the 1870s, the area was comprised mainly of dairy farms, grazing land, and windswept dunes, with wealthy vacation homes scattered about. Beginning in the 1870s, this area began to develop as one of the most prestigious enclaves in San Francisco due to the neighborhood's proximity to the downtown, the extension of graded streets and cable cars, and the dramatic bay views. By 1900 the area was well known as one of the City's most fashionable neighborhoods. This reputation attracted many of the City's best-known architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Due to rapidly increasing land values and demands for more modern housing, many of the earliest homes in the area were demolished to make way for substantial apartment blocks and even more extravagant homes. The Stock Market Crash of 1929 halted almost all development in the neighborhood, which picked up again only after World War II. The immediate block surrounding the subject property appears to contain properties that were constructed throughout the area's periods of development, resulting in a diverse streetscape in terms of represented property types, styles, and periods.

-
1. **California Register Criteria of Significance:** A building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building with a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by the Project Sponsor and professional analysis by Planning Department staff.

Events: There is no information provided by the Project Sponsor or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with any significant events or patterns of development that occurred during the period of construction. The development period of the Cow Hollow neighborhood spans approximately 100 years and is represented by a large variety of architectural styles. As a whole this prolonged and piecemeal development period does not appear to signify a singular and important event in the history of the City, although certain spurts of development within this larger period may be considered significant events. The development of the subject property falls within the early 20th-century period of building within the neighborhood, which is represented by Period Revival-style and Edwardian-style architecture. The subject building does not

appear to be individually significant as an example of this period of development or as a contributor to a collection of buildings from this period as it is not a representative architectural example of the Revival-style or part of a distinct grouping of buildings from the period. It is therefore determined not to be eligible under this criterion.

Persons: According to information provided by the Project Sponsor, the original and subsequent owners of the subject building are unknown. There is no information provided by the Project Sponsor or located in the San Francisco Planning Department's background files to indicate that any significant persons are associated with the subject building. It is therefore determined not to be eligible under this criterion.

Architecture: According to information provided by the Project Sponsor, the subject building does not represent an architectural style or influence and the architect/builder is unknown. The original DBI permit was not found. Based upon construction date, cladding materials, and parapet shape, the subject building appears to have been originally constructed as in a style that may have been classified as "Mediterranean Revival". The street façade of the subject building appears to have been altered substantially from its original appearance, based upon the presence of construction scars, modern picture windows, and general lack of ornament on the street façade. There is no information provided by the Project Sponsor or located in the San Francisco Planning Department's background files to indicate that the subject building possesses (or possessed at any point in its history) any strong characteristics or unique features associated with significant architectural styles or building types of the period. It is therefore determined not to be eligible under this criterion.

Furthermore, the subject building does not appear to relate to any potential historic district or important context. There are a variety of residential building types and architectural styles located within the area, including late 19th-century and early to mid-20th-century houses, flats, and apartments, which result in a generally mixed architectural character. The block that contains the subject property lacks stylistic consistency and appears to lack potential for inclusion within a historic district. It is therefore determined not to be eligible under this criterion in relation to any potential historic district or important context.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: As the subject building does not appear to be eligible for the California Register, a thorough integrity analysis was not conducted. Nonetheless, it may be noted that the street façade of the subject building appears to have been altered substantially from its original appearance, based upon the presence of construction scars, modern picture windows, and general lack of ornament on the street façade.

3. Determination of whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

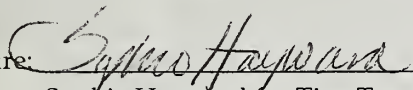
☐ Yes

☒ No

☐ Unable to determine

Notes: The proposed project will not have an adverse effect on any off-site historical resources, including individual historic resources and potential historic districts. As noted previously, the area contains a number of buildings that were listed in the *Here Today* survey and the 1976 Architectural Survey, and there is considerable architectural harmony among some buildings in the area. However, the area's long period of development from approximately 1870 to 1930 does not constitute a single, unified thematic context upon which to base a potential historic district. Within the longer period of development, specific phases of construction may be documented in association with groupings of thematically related buildings that may be found within the area. However, the block containing the subject property exhibits a mixture of properties that were constructed throughout the area's long period of development, and does not indicate any cohesive groupings of thematic properties that would also contain the subject property. None of the buildings adjacent to, directly across the street from, or directly behind the subject property are identified historic resources. Therefore, the proposed addition and modification to the subject property would have no adverse impact to any adjacent or off-site historical resources.

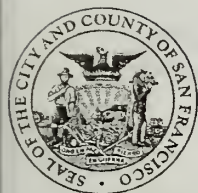
PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward for Tina Tam, *Preservation Coordinator*

Date: 05-26-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Glen Cabreros, Neighborhood Planner, Northwest Quadrant





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2006.0995E
Project Title: 60 Normandie Terrace
Zoning: RH-1 District (Residential House, One Family)
40-X Height and Bulk District
Block/Lot: Block 0960, Lot 001H
Lot Size: 3,728 square feet
Project Sponsor: Lewis Butler, Butler Armsden Architects
415-674-5554
Staff Contact: Andrea Contreras – (415) 575-9031
Andrea.Contreras@sfgov.org

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PROJECT DESCRIPTION:

The project site is located on the east side of Normandie Terrace between Broadway and Vallejo Streets, in San Francisco's Cow Hollow neighborhood. Normandie Terrace is a dead end street fronting on Broadway and terminating in a cul-de-sac. The cul-de-sac connects to Vallejo Street, approximately 30' lower in elevation than Normandie Terrace, with a concrete stair. The existing 7,813-square-foot building

(Continued on the next page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 (State CEQA Guidelines Section 15301(l)(1) and 15303(a))

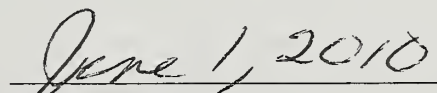
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Lewis Butler, Project Sponsor
Andrea Contreras, MEA Division
Glenn Cabreros, Neighborhood Planning Division
Shelley Caltagirone, Preservation Planner

Supervisor Michela Alioto-Pier, District 2
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

on the site, which was constructed in 1939, is a four-story-over-basement, single-family residential building, with three off-street parking spaces located in a ground floor garage accessed through Normandie Terrace. The proposed project includes re-cladding the building with stone panels, installation of new windows in the existing concrete retaining wall along the Vallejo Street façade; a horizontal addition at a height of approximately 30' at the south elevation; and internal reconfiguration. The horizontal addition would add about 530 square feet to the building square footage; the addition would be largest at the first floor (about 246 square feet), where it would be set back 3'-6" from the side property line. At the second and third levels, the addition would add about 183 square feet and 101 square feet respectively, and would be set back 6'-0" from the side property line. The proposed project would reconfigure the structure from four stories to three stories through internal alteration of the structure. The project would expand the existing basement to include the kitchen, dining area, and two bedrooms. The building height of 38'-11" would not change, but the below-grade addition would increase the square footage of the basement area by approximately 2,225 square feet. The below-grade addition would include further excavation of the existing basement for a full basement and excavation of a partial second basement. A mechanical vault would be placed below the existing basement in the newly excavated space.

Excavation for the basement levels would include site preparation, foundation work, waterproofing, shoring, underpinning, slope cuts, and permanent basement wall design. The foundation would be supported on spread footings bottomed in undisturbed Franciscan Complex bedrock. Shoring for excavation would consist of a soldier pile and wood-lagging system laterally restrained using tiebacks. Underpinning of the residence would be done using hand-dug underpinning piers or micropiles.¹ Groundwater, if encountered, would be directed into drains and piping which discharge through an approved drainage system.

Overall the proposed project would remove about 1,705 square feet and add about 3,139 square feet to the 7,813 square foot residence. The proposed project would add a net total of about 1,071 square feet to the existing building for a new total of 8,884 square feet. Although classified as an alteration by the Department of Building Inspection, the proposed project would be considered a *de facto* demolition as defined by *Planning Code* Section 317(2)(b) and (c) because it is a major alteration of a residential building that removes more than 50 percent of the vertical envelope elements and more than 50 percent of the horizontal elements of the existing building, as well as more than 50 percent of the vertical envelope elements and more than 50 percent of the horizontal elements of the existing building.²

¹ Site observation, Memorandum from Frank J. Rollo, Treadwell & Rollo, to Debra Dwyer, Major Environmental Analysis, April 22, 2008. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2006.0995E.

² *Planning Code* Section 317 states that a demolition of residential building includes any major alteration of the building that proposes the removal of more than 50 percent of the vertical envelope elements and more than 50 percent of the horizontal elements of the existing building, as measured in square feet of actual surface area, or a major alteration that proposes the removal of more than 50 percent of the vertical envelope elements and more than 50 percent of the horizontal elements of the existing building, as measured in square feet of actual surface area.

REMARKS:

Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the subject building is an historical resource as defined by CEQA. In a memorandum dated July 14, 2008, the Planning Department determined that the existing structure on the project site, which was included on the 1976 Citywide Architectural survey with a rating of "3" on a scale of "-2" to "5", is not an historical resource as defined by CEQA.³

The subject property was designed by Frederick Confer in the Bay Area Moderne-style and constructed in 1938. Confer was a notable East bay architect working in the 1930s and 1940s. However, this building is not representative of the architect's significant body of work. The building has been altered several times over the years, including rooftop additions in 1941 and 1967. In 2001 the exterior was redesigned in the Renaissance Revival Style. The front façade is currently two-bays wide and features a projecting wall which forms the entrance from Normandie Terrace. Although the subject building retains integrity with respect to location, setting, association, and feeling, it lacks integrity with respect to design, materials, and workmanship. The subject building does not appear to be eligible for individual listing on the California Register of Historic Places based on events, persons or architecture. For all of these reasons, the subject building was determined not to be an historic resource for the purposes of CEQA.⁴

The subject property is located on the northeast corner of Normandie Terrace between Broadway and Vallejo Street, and is situated atop a retaining wall approximately 30' above Vallejo Street. The Cow Hollow neighborhood was developed in three phases between 1850 and 1950. The houses at Normandie Terrace were constructed relatively late in the development of Cow Hollow. Subdivision occurred in 1936, the same year the retaining wall and stairs down to Vallejo Street were constructed. Twelve structures were constructed between 1937 and 1941 with the remaining homes constructed by 1950. Although the subject building does not appear eligible as an individual historical resource nor as a contributing resource in an historic district, the building appears to be located within a potential historic district eligible for listing on the California Register of Historical Resources.⁵ The district is historically significant as defined by Criterion 1, Events, for its association with the 1937-1950 period of development in Cow Hollow, as well as Criterion 3, Architecture, as a collection of noteworthy Bay Area Moderne/Second Bay Tradition residences. The Planning Department has determined that the proposed project at 60 Normandie Terrace would not have any adverse impacts to the potential historic district that surrounds the site as the altered building no longer contributes to the district's significance. The proposed contemporary building design would be compatible with the district, specifically the following features; three-story scale and height of the proposed addition to match the primary scale of the block; rectangular form and simple massing of the proposed addition that compliments the forms of historic buildings; contemporary use of building forms and materials such as the projecting cornice, framed window and door openings, and use of cladding materials; restrained architectural ornamentation in keeping with the

³ Historic Resource Evaluation Response Memorandum for 60 Normandie Terrace from Shelley Caltagirone, Preservation Planner, to Andrea Contreras, Major Environmental Analysis. March 29, 2010. A copy of this memorandum is attached.

⁴ *ibid.*

⁵ *ibid.*

block's subtle ornamentation. The proposed project would also punctuate the historic concrete retaining wall beneath the building along the Vallejo Street façade for the purpose of creating new window openings. The proposed alteration to this wall would not result in the removal of any significant historic material or harm the character of the historic feature. Given the reasons above, the proposed project would not have an adverse impact to any adjacent or off-site historical resources.

Archeological Resources: The proposed development includes the reconfiguration of the four-story-over basement residential structure into a three-story structure; expansion of the existing basement to include a kitchen, dining area, and bedrooms; and excavation of a partial second basement level. A mechanical vault would be placed below the existing basement in the newly excavated space. The lowest basement level would extend to approximately 23'-6" below the existing sidewalk grade. Shoring and underpinning would be required to make the excavation beneath the existing structure. The total required excavation would be approximately 261 cubic yards of material to a depth of 23'-6", which is 14'-6" below the existing basement. The proposed foundation would be concrete mat slab with a 14"-16" mat slab. A geotechnical investigation was complete by Treadwell and Rollo (dated August 21, 2007), which states that the project may be supported on a series of continuous and isolated shallow footings bearing on bedrock. Bedrock was encountered at 24'-27' below ground surface (bgs.) The Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.⁶ Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

Geotechnical Resources: The project site has an average slope of approximately 19 percent. The San Francisco *General Plan* Community Safety Element contains maps that show areas of the City subject to geologic hazards. This map indicates areas in which one or more geologic hazards exist. The project site is located in an area subject to slight ground shaking from earthquakes along the San Andreas (Map 2) and Northern Hayward (Map 3) Faults and other faults in the San Francisco Bay Area. The project site is not located in an area of liquefaction potential (Map 4) or in an area subject to potential landslide hazard (Map 5) per the Seismic Hazards Study Zone (SHSZ) designated by the California Division of Mines and Geology.

The project sponsor has provided a geotechnical investigation report prepared by a California-licensed geotechnical engineer that is on file with the Department of City Planning and available for public review as part of the project file. The geotechnical investigation report⁷ found the project site suitable for development. The investigation included two borings that were drilled, logged, and sampled at the front and rear of the project site. The borings were drilled to a depth of 40'-3" and 31'-6". The results of the investigation showed the project site is underlain by fill (below pavement to up to 13'-6"), Colma

⁶ Memorandum from Debra Dwyer/Randall Dean to File for 60 Normandie Terrace, Case No 2006.0995E, September 13, 2007. This document is on file and available for public review at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2006.0995E.

⁷ Geotechnical Investigation Report for 60 Normandie Terrace, San Francisco California, prepared by Treadwell & Rollo Environmental and Geotechnical Consultants, August 21, 2007. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2006.0995E.

Formation sand and clay (to a depth of 20'), and Franciscan Complex bedrock (encountered at 24'). Groundwater was not encountered during drilling. Given the geotechnical character encountered in the area, it is likely that groundwater is confined to fractures and seams within the bedrock. Although not encountered, perched water could be encountered between fill and Colma Formation during the rainy season or after excessive irrigation upslope of the project site.

A memorandum⁸ was prepared in response to neighborhood concern regarding several issues as follows: land stability, soil erosion, sink holes, and earth movement; subsidence on Scott Street and Normandie Terrace Stairs; sewage back-up; downhill flooding and mold growth; and water pressure from "damming" of subterranean water flows. Treadwell & Rollo has concluded that based on site investigation and analysis, the stability of the project site would be improved by the proposed construction of the foundation bearing in bedrock. Weaker sand would be removed or drilled with piers which would reduce the risk of slope instability. Soil erosion would not be an issue as there would be no exposed soil that could be eroded. Any areas of weak soil (and subsidence) adjacent to the project site would be improved with the removal of weak soil as part of the proposed excavation. Any voids would be backfilled according to current standards. The concern regarding sewage back-up is not related to the geotechnical aspect of the proposed project. There is no record that the project area has flooded in the past or could flood in the future; it is not in a Flood Prone Area as identified by the Public Utilities Commission, nor is it in a FEMA Flood Hazard Area. The surrounding street grade is steep, allowing for stormwater run-off to move quickly, and drainage would be improved with the addition of below grade drains, which would be connected to an acceptable outlet. No "damming" of water would occur due to the design of below grade walls, which would be back drained. Although not encountered during project sample boring, groundwater, if encountered during project construction, would be directed into drains and piping which discharge through an approved drainage system. Excavation for the proposed project would be shored. The risk of sinkholes and potential earth movements would be minimized by use of state-of-the-art shoring practices under the direct supervision of the geotechnical and structural engineers and shoring designer for the project. Given the proposed design, the project would be suitable for the site and not pose any risk to the health and safety of the surrounding area's residents.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. The above-referenced geotechnical investigation would be available for use by DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. In light of the above, the project could not result in a significant environmental effect with respect to geotechnical matters. As such, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

⁸ Memorandum from Frank J. Rollo, Treadwell & Rollo, to Debra Dwyer, Major Environmental Analysis, April 22, 2008. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2006.0995E.

Exempt Status:

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of a single-family residence. In urbanized areas, up to three single-family residences may be demolished. The *Planning Code* defines the proposed alteration project as a *de facto* demolition per Section 317. Class 3(a), or Class 3, consists of construction of a single-family residence, or a second unit in a residential zone. In urbanized areas up to three single-family residences may be constructed or converted under this exemption. The proposed project would result in the alteration of a single-family dwelling, specifically the reconfiguration of a four-story structure to a three-story structure with façade and fenestration modifications; a 30'-tall horizontal addition of 530 square feet; expansion of the existing basement by approximately 2,225 square feet, and placement of a mechanical vault below the existing basement in the newly excavated space. The proposed project therefore, meets the criteria of Class 3.

Conclusion:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. Under the above-cited classifications, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Andrea Contreras
Project Address: 60 Normandie Terrace
Block/Lot: 0960/001H
Case No.: 2006.0995E
Date of Review: March 29, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

1650 Mission S
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☐ Alteration☒ New Construction

PROJECT DESCRIPTION

The proposed project is for a major alteration of the existing single-family residence to include re-cladding all exterior facades, a side horizontal addition at the south elevation, fenestration alterations and window replacement, and interior alterations including excavation for additional basement space. For the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, the amount of work proposed under the alteration permit application project is tantamount to a demolition as defined in Planning Code Section 1005. Please refer to plans A0.0-A2.12, prepared by Butler Armsden Architects, dated revised August 31, 2009.

PRE-EXISTING HISTORIC RATING / SURVEY

60 Normandie Terrace is listed in the 1976 Citywide Architectural Survey with a rating of "3" (on a scale of "-2" to "5", with "5" being most significant). The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's CEQA review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

60 Normandie Terrace is located at the northeast corner of Normandie Terrace between Broadway and Vallejo Streets in the Cow Hollow Neighborhood. The property is situated approximately 30 feet above Vallejo Street and rests on top of a retaining wall. The house is surrounded primarily by residential land uses.

The Cow Hollow neighborhood is characterized by its unique hillside setting and large mid-block open spaces set within a traditional street grid common to many older San Francisco residential neighborhoods. The neighborhood includes a range of residential building types, including larger single family detached residences in the higher elevations, one and two family residences, and multi-family structures on corner lots and lower elevations. The houses are designed in a variety of styles, which reflect the various stages of development within the neighborhood.

The Cow Hollow neighborhood was largely developed in three phases between 1850 and 1950. The area was first settled with farms and weekend retreats between 1850 and 1870. Later, between 1870 and 1900, the area developed into a prestigious suburb as the cable car lines extend westward and increase accessibility to the area. Between 1900 and 1930, the area witnessed a second wave of population growth, encouraging the development of flats and apartment houses as well as single-family homes.

The houses at Normandie Terrace were constructed relatively late in the development of Cow Hollow. The land bounded by Vallejo, Scott, Broadway and Divisadero Streets remained undeveloped until 1936 when the block was subdivided and sold to various individuals. The terrace stairs and retaining wall at Vallejo Street were constructed by the City in the same year. The twelve structures along the cul-de-sac were constructed between 1937 and 1941, while the remaining homes on the block were completed by 1950. Raycliff Terrace, located within an adjacent block, was developed contemporaneously with the Normandie Terrace block. The development of these large blocks of land significantly shaped the architectural character of the Cow Hollow neighborhood.

The houses at Normandie Terrace and the nearby Raycliff Terrace were largely designed in the Bay Area Moderne or Second Bay Tradition style, characterized by simplified ornamental forms, versatile and open floor plans, the use of natural materials, and an emphasis on the integration of indoor and outdoor spaces which often resulted in large framed windows and interior courtyard spaces. While the new style of architecture displayed a sleeker and more utilitarian aesthetic, the buildings retained proportions, scale, massing, and materials similar to the surrounding Victorian and period revival buildings. The Bay Area Moderne movement was led by architects such as William Wurster, Garner Dailey, and Joseph Esherick, who designed several houses in this section of Cow Hollow (Dailey designed 44 Normandie Terrace in 1939 and Wurster designed 2560 Divisadero Street in 1939).

-
1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

60 Normandie Terrace is a four-story-over-basement, wood-frame house constructed in 1938 and designed by Frederick Confer in the Bay Area Moderne-style. Although Confer was a notable East Bay architect working in the 1930s and 1940s, 60 Normandie is not representative of the architect's significant body of work. The building was originally clad in smooth stucco and featured full height continuous windows, spandrel panels of wood siding on the second and third stories, and

continuous band molding. The fourth story featured horizontal wood siding across the width of the façade. The residence was capped by a prominent hip roof with a central chimney. The building was characterized by a prominent vertical expression and a minimal amount of trim. The building has been altered several times over the years, including rooftop additions in 1941 and 1967. In 2001, the building exterior was redesigned in the Renaissance Revival style. Currently, the front façade is two-bays wide and features a projecting wall which forms the entrance from Normandie Terrace.

Although 60 Normandie Terrace does not appear eligible as an individual resource nor a contributing resource in an historic district, the building appears to be located in a potential historic district eligible for listing on the California Register of Historical Resources. The district is historically significant as defined by Criteria 1 (Event) for its association with the 1937-1950 period of development in Cow Hollow and as defined by Criteria 3 (Architecture) as a collection of noteworthy Bay Area Moderne/Second Bay Tradition residences. Although the building no longer contributes to the potential district due to the accumulated effect of its alterations, inappropriate alterations to the building would be detrimental to the surrounding potential district.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☐ Retains ☒ Lacks

60 Normandie Terrace does not retain a high degree of integrity, having undergone major exterior alterations during its lifetime. Historic details such as original cladding, decorative elements, and window sashes have been removed and the penthouse level has been enlarged. However, the building has generally maintained its massing, scale, window configuration, roofline, location, and setting. The maintenance of these characteristics has retained the building's association with the buildings on the block.

-
3. **Determination:** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*
- ☐ The project is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*
-

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

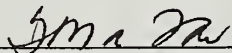
☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project at 60 Normandie Terrace would not have any adverse impacts to any off-site historic resources. As noted above, the area surrounding Normandie and Raycliff Terraces contains a high concentration of Bay Area Moderne/Second Bay Tradition-style buildings constructed between 1937 and 1950, which appear to be an eligible California Register historic district located in this portion of the Cow Hollow neighborhood. The area retains a high degree of architectural harmony which would be maintained by the proposed building. Specifically, the features of the proposed design that are compatible with the district are:

- The three-story scale and height of the proposed addition, which matches the primarily three-story scale of the buildings on the block;
- The rectangular form and simple massing of the proposed addition, which compliments the spare, rectilinear forms of the historic buildings;
- The contemporary translation of traditional building forms and materials found on the block in the new façade design, including the articulation and hierarchy of floor levels, the projecting cornice, the framed window and door openings, the divided-light windows, and the use of stone and concrete stucco cladding; and,
- The use of restrained architectural ornamentation throughout the project, which is in keeping with the subtle ornamentation used for the historic buildings on the street.

The proposed design also calls for punctuating the historic concrete retaining wall beneath the building along the Vallejo Street façade to create new window openings. This wall flanks the balustered staircase that leads from Normandie Terrace to Vallejo Street. The proposed alterations to the wall will not cause the removal of any significant historic material or harm the character of the historic feature. For these reasons, the project will have no adverse impact to any adjacent or off-site historical resources.

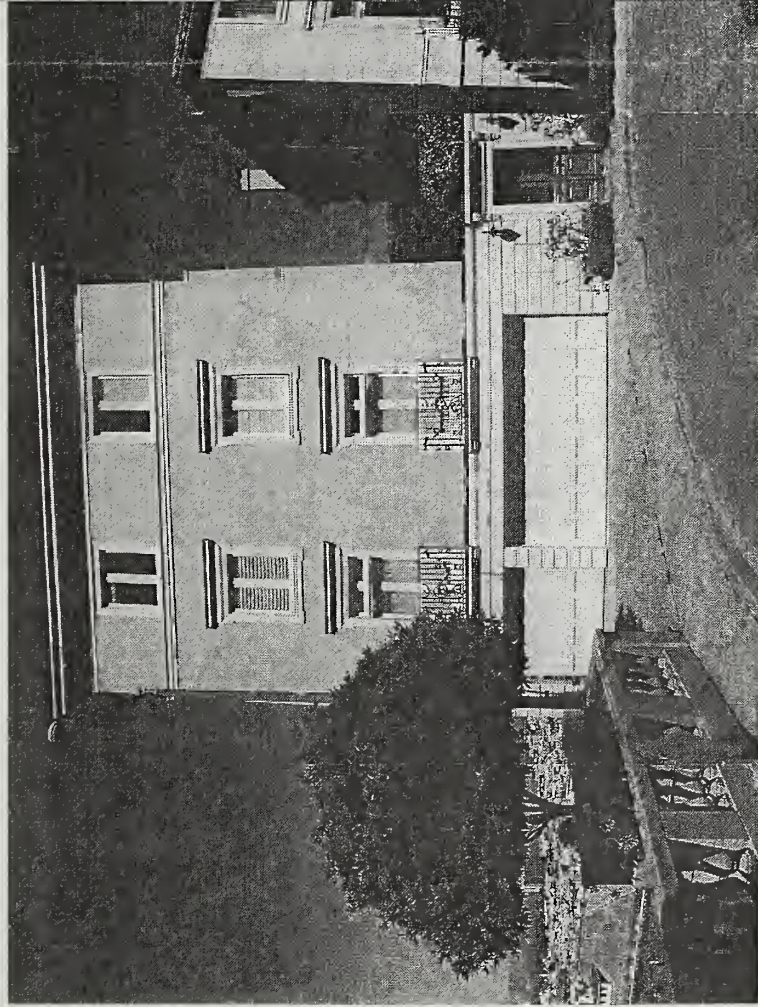
PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, *Preservation Coordinator*

Date: 3-30-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Glenn Cabreros / Neighborhood Planning- Northwest Quadrant

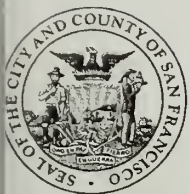
SC: G:\DOCUMENTS\Cases\CEQA\HRER\2006.0995E_60 Normandie Terrace_3.29.10.doc



Above: Photo of front, from Normandie Terrace



Above: Photo of rear, from Vallejo Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXCLUSION/EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2009.1176E
Project Title: 660-680 California Street
Zoning: Chinatown Visitor Retail
50-N Height and Bulk District
Block/Lot: 0241/011 and 012
Lot Size: 2,652 square feet (Lot 11) and 19,061 square feet (Lot 12)
Project Sponsor: John C. Callan, Jr.
415-356-4670
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located at the northeast corner of California Street and Grant Avenue in the Chinatown neighborhood of San Francisco, on the block bounded by Sacramento Street to the north, Kearny Street to the east, California Street to the south, and Grant Avenue to the west. Combined, Lots 11 and 12 are approximately 21,713 square-feet in size. Old St. Mary's Catholic Church is located on Lot 12 and the Rectory is located on Lot 11. These structures were constructed in 1853 and 1966 respectively. The proposed project includes a zoning map amendment and a text amendment of *San Francisco Planning Code*

(Continued on reverse side)

EXEMPT STATUS:

General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3))

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

June 2, 2010

Date

[Signature]

BILL WYCKO

Environmental Review Officer

cc: John C. Callan, Jr., Project Sponsor
T. Sullivan & A. Contreras, Planning Dept.
David Chiu, Supervisor District 3

V. Byrd, Bulletin Board and Master Decision File
Historic Preservation Distribution List
Sue Hestor

GOVERNMENT
DOCUMENTS DEPT

JUN 10 2010

PROJECT DESCRIPTION (CONTINUED):

Section 128: Transfer of Development Rights (TDR) in C-3 Districts. There is no proposed construction. The proposed zoning map amendment would rezone the project site from Chinatown Visitor Retail Mixed Use District (CVR) to Downtown Office Commercial District (C-3-O). The proposed text amendment of Section 128 would: 1) permit the sale of transferable development rights (TDR) from a parcel that is an individual landmark pursuant to Article 10 and located within the C-3 Zoning District to a Development Lot located within C-3 but not within a Redevelopment Area; 2) ensure that proceeds from the sale of TDR are spent on rehabilitation and maintenance of the Transfer Lot property (Old St. Mary's Church); and 3) establish reporting procedures for rehabilitation and maintenance which mandate that proceeds from the sale of TDR after July 1, 2010 be used to correct city violations and require the seller to submit a work plan or maintenance report to the Planning Department.

The Section 128 amendment would permit the sale of TDR from the rezoned project lot and require that the proceeds be used to finance the rehabilitation and maintenance of Old St. Mary's Church, a City landmark structure (City Landmark Number 2), which is also listed on the California Register of Historic Places (California Historical Landmark Number 810) and subject to the controls of Article 10 of the *Planning Code*. There is no proposed physical change to the project site, nor changes to the existing uses.

REMARKS (continued):

CEQA Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. The proposed zoning map and text amendment would rezone the project site and allow for the creation of TDR units. The transfer of development rights is a procedure in which the right to develop one property (Transfer Lot) is transferred to another property (Development Lot). As a result of the transfer, the owner of the Transfer Lot receives compensation, even though no additional development at that site occurs. Conversely, with the transfer of development rights, the owner of a Development Lot can develop that site using increased allowable gross floor area as described in Section 128. The TDR program is available for only Landmark, Significant and Contributory Buildings located within C-3 Zoning Districts.

The project sponsor has indicated that only Old St. Mary's Catholic Church (Lot 12) would become a Transfer Lot. St. Mary's Church is exempt from floor area calculations per *Planning Code* Section 102.9: Gross Floor Area, because it is a religious institution.¹ Thus, the number of TDR units created on Lot 12 would be approximately 171,500 units. As of November 2009, approximately 2,192,000 TDR units were available. Thus, the amount of TDR created from the proposed project would be very small compared to the total amount of TDR currently available in San Francisco. Furthermore, any future development

¹ In C-3 Districts, floor area calculations are based on the sum of the gross areas of the several floors of a building or buildings, measured along the glass line at windows at a height of four feet above the finished floor and along a projected straight line parallel to the overall building wall plane connecting the ends of individual windows; provided, however, that such line shall not be inward of the interior face of the wall. "Gross floor area" shall not include floor area in C-3, South of Market Mixed Use Districts, and Eastern Neighborhoods Mixed Use Districts permanently devoted to cultural, educational, recreational, religious, or social service facilities available to the general public at no cost or at a fee covering actual operating expenses.

using the sale of TDR as proposed would be subject to the *San Francisco General Plan* and *Planning Code*. Thus, the proposed transfer of TDR would not be expected to result in any significant or cumulatively considerable impacts.

Since Old St. Mary's Church is a City Landmark, any proposal to demolish or significantly alter the structure due to the project site's rezoning would be subject to Article 10 of the *Planning Code* and would require a substantial planning process. Thus, it is highly speculative to conclude that the church could be demolished or significantly altered as a result of this rezoning.

Lot 11, the site of St. Mary's Rectory, would be rezoned to C-3-O because of its association with the function of Old St. Mary's Church. The Rectory would not become a Transfer Lot at this time because the site is not a Landmark, Significant or Contributory Building, and is thus not eligible for entitlement as a Transfer Lot. Once the site becomes eligible for entitlement as a Transfer Lot, the sale of TDR could be pursued, but would also be subject to Article 10 of the *Planning Code* and would require a substantial planning process if demolition or alteration were proposed. The San Francisco Archdiocese has stated that it has no plans to alter development on Lots 11 or 12, other than rehabilitation.² Thus, the proposed rezoning and text amendment would not result in significant environmental impacts.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on February 8, 2010 to potentially interested parties. No comments were received.

Exempt Status

CEQA Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. As noted above, the proposed zoning and text amendment would have no significant environmental effects. Since the proposed project would have no significant environmental effects, it is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)).

² Email communication with John C. Callan, Jr., Project Sponsor, February 26, 2010.

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SAN FRANCISCO PLANNING DEPARTMENT

Date received:
GOVERNMENT
DOCUMENTS DEPT

JUN 10 2010

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

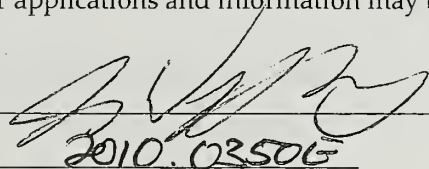
Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):


2010.02506

Date:

3/5/10

(For Staff Use Only) Case No.

Address:

64046th Ave

Block/Lot:

1588/001H

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Barbara & Carl Weaver</u>	Telephone No.	<u>415.846.8801</u>
Address	<u>460 46th Ave.</u>	Fax No.	<u></u>
	<u>San Francisco, CA 94121</u>	Email	<u>bquittman@comcast.net</u>
Project Contact	<u>Jospeh Wrigley</u>	Telephone No.	<u>415.831.4549</u>
Company	<u>Sujo Design, Inc.</u>	Fax No.	<u>415.681.6150</u>
Address	<u>547 42nd Ave.</u>	Email	<u>joe@sujodesign.com</u>
	<u>San Fransisco, CA94121</u>		

Site Information

Site Address(es):	<u>640 46th Ave.</u>
Nearest Cross Street(s)	<u>Sutro Heighths Ave.</u>
Block(s)/Lot(s)	<u>1588-1h</u>
Site Square Footage	<u>3,200</u>
	<u>rh-1</u>
	<u>40x</u>
Present or previous site use	<u>Residence</u>
Community Plan Area (if any)	<u></u>

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>\$200,000</u>

Describe proposed use Residence

Narrative project description. Please summarize and describe the purpose of the project.

Project consists of Third story addition and remodel at the second floor. The kitchen remodel includes in-fill light well @ 2nd floor. The third floor addition includes, master bedroom, master bathroom, master closet, laundry, mechanical room and office.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1: EXISTING STRUCTURE

Matt Weinstaub 6/2/10

Approved Planning Dept. Matt Weinstaub

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/ modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☐	☒
5. Would the project result in ground disturbance of 5,000-gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

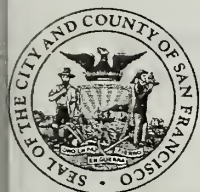
If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1508	1508	1142	2650
Retail				
Office				
Industrial				
Parking	1416	1416		1416
Other (specify use)				
Total GSF	2924	2924	1142	4066

Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	21'-3"	21'-3"	32'-9"	32'-9"
Number of stories	2	2	3	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 640 46th Avenue
Block/Lot: 1588/001H
Case No.: 2010.0350E
Date of Review: May 27, 2010
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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415.558.6409

Planning
Information:
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PROPOSED PROJECT

☐ Demolition☒ Alteration☒ Addition

PROJECT DESCRIPTION

The proposed project includes vertical addition of a third story and interior remodel of the second floor. The existing floor area of the subject building is approximately 1,508 square feet; the project proposes to increase floor area of the subject building by approximately 1,142 square feet to a total of approximately 2,650 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is a two-story single-family dwelling that may be classified as Mediterranean Revival. The street façade is stucco-clad and includes a centrally located recessed garage entrance at the ground level, a centrally located five-sided projecting bay window at the second level, and Spanish clay tile coping at the roofline parapet and piers, with the recessed primary entrance and steps located on the north side elevation. The subject building is categorized as a CEQA Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed in 1924 and is over 45 years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on 46th Avenue between Anza and Balboa Streets in the Outer Richmond neighborhood. The site is in a RH-1 (Residential, Single-Family House) zoning district and is in a 40-X Height and Bulk District. The surrounding area is comprised of similar two-story single-family dwellings constructed during the early 20th Century. The subject building is located on a block that appears to have been uniformly developed. According to the Supplemental Information Form for Historical Resource Evaluation, dated April 16, 2010, which was submitted by the Project Sponsor: "It is a row house and the massing matches the adjacent houses on the block, indicating that it was part of a larger development and probably built by a merchant builder."

According to the Planning Department's Parcel Information Database, there are no identified historic resources located on the same block as the subject property or on blocks located directly across the street from the subject property. Other blocks in the surrounding area each contain between zero and three

buildings that were identified in the 1976 Architectural Survey and that may be considered potential historic resources; there are no identified historic districts in the area.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes:

Events: There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject building was associated with significant events or patterns of development during this period. Although construction of the subject building was part of the primary pattern of residential development that occurred in the area in the early part of the 20th Century, this pattern is not documented as significant within the context of the history of the neighborhood, the City, the State, or the nation. Furthermore, there are no specific historical events known to be associated with the construction or subsequent usage of the subject building as a single-family residence. It is therefore determined not to be eligible under this criterion.

Persons: There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant persons are associated with the subject building. According to the Supplemental Information Form for Historical Resource Evaluation, dated April 16, 2010, which was submitted by the Project Sponsor, the earliest known owners of the subject building were: Charles Monson, C. & N. Monson, and Ragner & Esther Monson (1922-1924); Ray J. Higgins (1924-1926); and Leroy G. Silvia K. Loas (1926-1946). The Supplemental Information Form speculates that Charles Monson may have been associated with Monson Brothers Construction, builders of the Mt. Davidson Cross; however, there is no evidence to support this claim or to indicate how the subject building might be significant based upon this speculated association. Furthermore, according to information gathered by the Planning Department (see Architecture section that follows), Charles Monson was not responsible for the design of the subject building (although he may have participated in its actual construction), and it is doubtful that any of the Monsons ever resided at the subject building. It is therefore determined not to be eligible under this criterion.

Architecture: There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject building possesses any strong characteristics or

unique features associated with significant architectural styles, building types, or important architects of the period. According to the Supplemental Information Form for Historical Resource Evaluation, dated April 16, 2010, which was submitted by the Project Sponsor: "The architect and builder are unknown. The owner of the property at the time of construction was Charles Monson, perhaps of Monson Brothers Construction, builders of the Mt. Davidson Cross (http://www.mtdavidson.org/mount_davidson_cross). It is unknown whether or not the Monson Brothers were [sic] responsible for the construction." However, according to the original DBI construction permit, which was researched by Planning Department staff, the architect of the subject property was Charles F. Strothoff, who was a prolific master builder in San Francisco during the first half of the 20th Century. Strothoff's greatest acclaim resulted from his work on approximately 500 homes in the Westwood Park development in southwestern San Francisco in the late 1910s and early 1920s. The subject building was constructed just after the primary development period of Westwood Park, apparently as a part of the development of the entire block upon which the subject building is located. This block consists mostly of buildings that are very similar to the subject building in type, scale, and design, and DBI permits for other buildings on the block also list Strothoff as the architect, which indicates that Strothoff was the primary designer on the block.

However, the subject property (as well as the surrounding tract that was developed uniformly) does not appear to be an important or representative example of Strothoff's work. The subject property (and the surrounding tract) were built after the primary development period of the acclaimed Westwood Park, and are unrelated to that project. Furthermore, the design of the subject building (and the surrounding tract) lacks important characteristics that defined the Westwood Park project as potentially significant, such as: differentiated building designs; greater architectural flourishes; lot layouts with careful building placements and generous setbacks; and curving, circular street patterns that are distinctive from the surrounding area. Unlike some other buildings and areas in the City that were designed by Strothoff and that demonstrate a progression in his work after the development of Westwood Park, the subject building (and the surrounding tract) are typical designs of the period that are inferior to Westwood Park and that do not demonstrate the hand of a master or relationship to his other works. This conclusion is supported by the National Park Service's National Register Bulletin, *How to Apply the National Register Criteria for Evaluation* (<http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>):

The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible... (p.20)

It is therefore determined not to be eligible under this criterion, either as an individual example of architecture, or in relation to a potential historic district or important context.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: As the subject building does not appear to be significant according to the eligibility criteria for the California Register, either as an individual property or in relation to a potential historic district or important context, a thorough integrity analysis was not conducted. Nonetheless, it may be noted that the subject building has been altered from its original appearance, including replacement of windows and garage doors, which are typically distinctive features of 1920s residential design. Furthermore, it may be noted that the block that contains the subject building, which appears to have been uniformly developed, also contains many buildings that have been altered from their original appearances, including: replacement of windows and garage doors; re-cladding; removal of façade ornament; and construction of vertical additions.

3. Determination of whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposal will have a significant adverse impact on any off-site historic resources. According to the Planning Department's Parcel Information Database, there are no identified historic resources located on the same block as the subject property or on blocks located

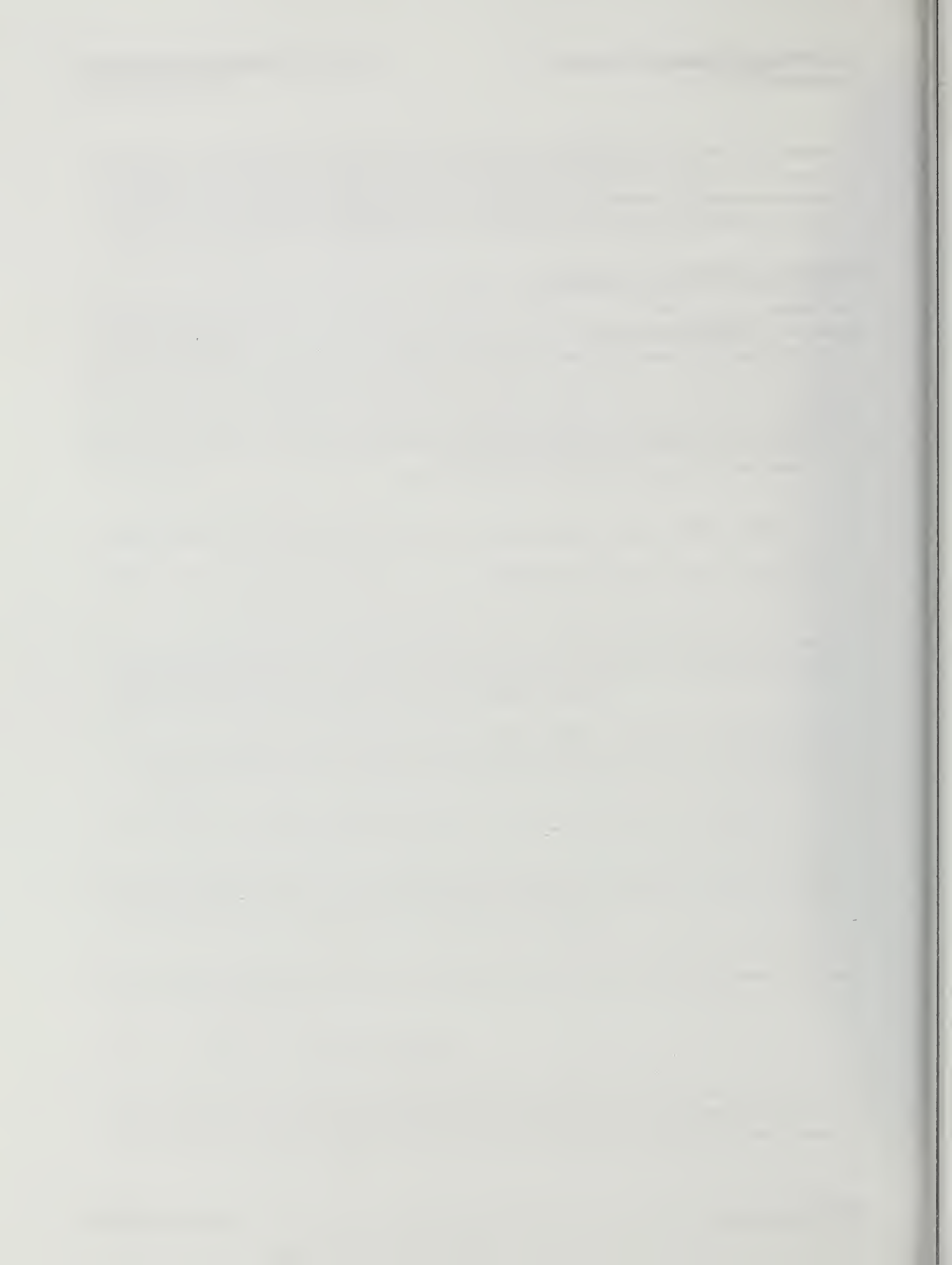
directly across the street from the subject property. Other blocks in the surrounding area each contain between zero and three buildings that were identified in the 1976 Architectural Survey and that may be considered potential historic resources, none of which are potentially affected by the project due to lack of visual and geographic connection. There are no identified historic districts in the area.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward for Tina Tam, *Preservation Coordinator*

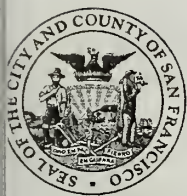
Date: 06.02.2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Glen Cabrerros, Neighborhood Planner, Northwest Quadrant





front view



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2006.0995E
Project Title: 60 Normandie Terrace
Zoning: RH-1 District (Residential House, One Family)
40-X Height and Bulk District
Block/Lot: Block 0960, Lot 001H
Lot Size: 3,728 square feet
Project Sponsor: Lewis Butler, Butler Armsden Architects
415-674-5554
Staff Contact: Andrea Contreras - (415) 575-9031
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GOVERNMENT
DOCUMENTS DEPT

JUN 10 2010

PROJECT DESCRIPTION:

SAN FRANCISCO
PUBLIC LIBRARY

A Categorical Exemption issued June 1, 2010 for this proposed project contained erroneous information regarding the slope of the project site. This information has been corrected in this Categorical Exemption, which supersedes the June 1, 2010 Categorical Exemption. The project site is located on the east side of Normandie Terrace between Broadway and Vallejo Streets in San Francisco's Cow Hollow neighborhood.

(Continued on the next page.)

EXEMPT STATUS:

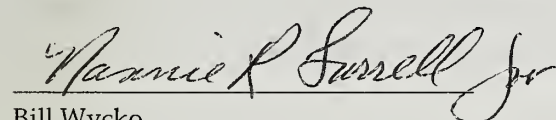
Categorical Exemption, Class 1 and 3 (State CEQA Guidelines Section 15301(l)(1) and 15303(a))

REMARKS:

See next page.

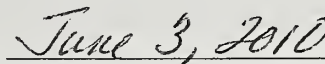
DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.



Bill Wycko

Environmental Review Officer



Date

cc: Lewis Butler, Project Sponsor
Andrea Contreras, MEA Division
Glenn Cabrerros, Neighborhood Planning Division
Shelley Caltagirone, Preservation Planner

Supervisor Michela Alioto-Pier, District 2
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

Normandie Terrace is a dead end street fronting on Broadway and terminating in a cul-de-sac. The cul-de-sac connects to Vallejo Street, approximately 30' lower in elevation than Normandie Terrace, with a concrete stair. The existing 7,813-square-foot building on the site, which was constructed in 1939, is a four-story-over-basement, single-family residential building, with three off-street parking spaces located in a ground floor garage accessed through Normandie Terrace. The proposed project includes re-cladding the building with stone panels, installation of new windows in the existing concrete retaining wall along the Vallejo Street façade; a horizontal addition at a height of approximately 30' at the south elevation; and internal reconfiguration. The horizontal addition would add about 530 square feet to the building square footage; the addition would be largest at the first floor (about 246 square feet), where it would be set back 3'-6" from the side property line. At the second and third levels, the addition would add about 183 square feet and 101 square feet respectively, and would be set back 6'-0" from the side property line. The proposed project would reconfigure the structure from four stories to three stories through internal alteration of the structure. The project would expand the existing basement to include the kitchen, dining area, and two bedrooms. The building height of 38'-11" would not change, but the below-grade addition would increase the square footage of the basement area by approximately 2,225 square feet. The below-grade addition would include further excavation of the existing basement for a full basement and excavation of a partial second basement. A mechanical vault would be placed below the existing basement in the newly excavated space.

Excavation for the basement levels would include site preparation, foundation work, waterproofing, shoring, underpinning, slope cuts, and permanent basement wall design. The foundation would be supported on spread footings bottomed in undisturbed Franciscan Complex bedrock. Shoring for excavation would consist of a soldier pile and wood-lagging system laterally restrained using tiebacks. Underpinning of the residence would be done using hand-dug underpinning piers or micropiles.¹ Groundwater, if encountered, would be directed into drains and piping which discharge through an approved drainage system.

Overall the proposed project would remove about 1,705 square feet and add about 3,139 square feet to the 7,813 square foot residence. The proposed project would add a net total of about 1,071 square feet to the existing building for a new total of 8,884 square feet. Although classified as an alteration by the Department of Building Inspection, the proposed project would be considered a *de facto* demolition as defined by *Planning Code* Section 317(2)(b) and (c) because it is a major alteration of a residential building that removes more than 50 percent of the vertical envelope elements and more than 50 percent of the horizontal elements of the existing building, as well as more than 50 percent of the vertical envelope elements and more than 50 percent of the horizontal elements of the existing building.²

¹ Site observation, Memorandum from Frank J. Rollo, Treadwell & Rollo, to Debra Dwyer, Major Environmental Analysis, April 22, 2008. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2006.0995E.

² *Planning Code* Section 317 states that a demolition of residential building includes any major alteration of the building that proposes the removal of more than 50 percent of the vertical envelope elements and more than 50 percent of the horizontal elements of the existing building, as measured in square feet of actual surface area, or a

REMARKS:

Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the subject building is an historical resource as defined by CEQA. In a memorandum dated July 14, 2008, the Planning Department determined that the existing structure on the project site, which was included on the 1976 Citywide Architectural survey with a rating of "3" on a scale of "-2" to "5", is not an historical resource as defined by CEQA.³

The subject property was designed by Frederick Confer in the Bay Area Moderne-style and constructed in 1938. Confer was a notable East bay architect working in the 1930s and 1940s. However, this building is not representative of the architect's significant body of work. The building has been altered several times over the years, including rooftop additions in 1941 and 1967. In 2001 the exterior was redesigned in the Renaissance Revival Style. The front façade is currently two-bays wide and features a projecting wall which forms the entrance from Normandie Terrace. Although the subject building retains integrity with respect to location, setting, association, and feeling, it lacks integrity with respect to design, materials, and workmanship. The subject building does not appear to be eligible for individual listing on the California Register of Historic Places based on events, persons or architecture. For all of these reasons, the subject building was determined not to be an historic resource for the purposes of CEQA.⁴

The subject property is located on the northeast corner of Normandie Terrace between Broadway and Vallejo Street, and is situated atop a retaining wall approximately 30' above Vallejo Street. The Cow Hollow neighborhood was developed in three phases between 1850 and 1950. The houses at Normandie Terrace were constructed relatively late in the development of Cow Hollow. Subdivision occurred in 1936, the same year the retaining wall and stairs down to Vallejo Street were constructed. Twelve structures were constructed between 1937 and 1941 with the remaining homes constructed by 1950. Although the subject building does not appear eligible as an individual historical resource nor as a contributing resource in an historic district, the building appears to be located within a potential historic district eligible for listing on the California Register of Historical Resources.⁵ The district is historically significant as defined by Criterion 1, Events, for its association with the 1937-1950 period of development in Cow Hollow, as well as Criterion 3, Architecture, as a collection of noteworthy Bay Area Moderne/Second Bay Tradition residences. The Planning Department has determined that the proposed project at 60 Normandie Terrace would not have any adverse impacts to the potential historic district that surrounds the site as the altered building no longer contributes to the district's significance. The proposed contemporary building design would be compatible with the district, specifically the following features; three-story scale and height of the proposed addition to match the primary scale of the block; rectangular form and simple massing of the proposed addition that compliments the forms of historic buildings;

major alteration that proposes the removal of more than 50 percent of the vertical envelope elements and more than 50 percent of the horizontal elements of the existing building, as measured in square feet of actual surface area.

³ Historic Resource Evaluation Response Memorandum for 60 Normandie Terrace from Shelley Caltagirone, Preservation Planner, to Andrea Contreras, Major Environmental Analysis. March 29, 2010. A copy of this memorandum is attached.

⁴ *ibid.*

⁵ *ibid.*

contemporary use of building forms and materials such as the projecting cornice, framed window and door openings, and use of cladding materials; restrained architectural ornamentation in keeping with the block's subtle ornamentation. The proposed project would also punctuate the historic concrete retaining wall beneath the building along the Vallejo Street façade for the purpose of creating new window openings. The proposed alteration to this wall would not result in the removal of any significant historic material or harm the character of the historic feature. Given the reasons above, the proposed project would not have an adverse impact to any adjacent or off-site historical resources.

Archeological Resources: The proposed development includes the reconfiguration of the four-story-over basement residential structure into a three-story structure; expansion of the existing basement to include a kitchen, dining area, and bedrooms; and excavation of a partial second basement level. A mechanical vault would be placed below the existing basement in the newly excavated space. The lowest basement level would extend to approximately 23'-6" below the existing sidewalk grade. Shoring and underpinning would be required to make the excavation beneath the existing structure. The total required excavation would be approximately 261 cubic yards of material to a depth of 23'-6", which is 14'-6" below the existing basement. The proposed foundation would be concrete mat slab with a 14"-16" mat slab. A geotechnical investigation was complete by Treadwell and Rollo (dated August 21, 2007), which states that the project may be supported on a series of continuous and isolated shallow footings bearing on bedrock. Bedrock was encountered at 24'-27' below ground surface (bgs.) The Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.⁶ Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

Geotechnical Resources: The project site has an average slope of approximately 24.4 percent. The San Francisco *General Plan* Community Safety Element contains maps that show areas of the City subject to geologic hazards. This map indicates areas in which one or more geologic hazards exist. The project site is located in an area subject to slight ground shaking from earthquakes along the San Andreas (Map 2) and Northern Hayward (Map 3) Faults and other faults in the San Francisco Bay Area. The project site is not located in an area of liquefaction potential (Map 4) or in an area subject to potential landslide hazard (Map 5) per the Seismic Hazards Study Zone (SHSZ) designated by the California Division of Mines and Geology.

The project sponsor has provided a geotechnical investigation report prepared by a California-licensed geotechnical engineer that is on file with the Department of City Planning and available for public review as part of the project file. The geotechnical investigation report⁷ found the project site suitable for development. The investigation included two borings that were drilled, logged, and sampled at the front

⁶ Memorandum from Debra Dwyer/Randall Dean to File for 60 Normandie Terrace, Case No 2006.0995E, September 13, 2007. This document is on file and available for public review at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2006.0995E.

⁷ Geotechnical Investigation Report for 60 Normandie Terrace, San Francisco California, prepared by Treadwell & Rollo Environmental and Geotechnical Consultants, August 21, 2007. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2006.0995E.

and rear of the project site. The borings were drilled to a depth of 40'-3" and 31'-6". The results of the investigation showed the project site is underlain by fill (below pavement to up to 13'-6"), Colma Formation sand and clay (to a depth of 20'), and Franciscan Complex bedrock (encountered at 24'). Groundwater was not encountered during drilling. Given the geotechnical character encountered in the area, it is likely that groundwater is confined to fractures and seams within the bedrock. Although not encountered, perched water could be encountered between fill and Colma Formation during the rainy season or after excessive irrigation upslope of the project site.

A memorandum⁸ was prepared in response to neighborhood concern regarding several issues as follows: land stability, soil erosion, sink holes, and earth movement; subsidence on Scott Street and Normandie Terrace Stairs; sewage back-up; downhill flooding and mold growth; and water pressure from "damming" of subterranean water flows. Treadwell & Rollo has concluded that based on site investigation and analysis, the stability of the project site would be improved by the proposed construction of the foundation bearing in bedrock. Weaker sand would be removed or drilled with piers which would reduce the risk of slope instability. Soil erosion would not be an issue as there would be no exposed soil that could be eroded. Any areas of weak soil (and subsidence) adjacent to the project site would be improved with the removal of weak soil as part of the proposed excavation. Any voids would be backfilled according to current standards. The concern regarding sewage back-up is not related to the geotechnical aspect of the proposed project. There is no record that the project area has flooded in the past or could flood in the future; it is not in a Flood Prone Area as identified by the Public Utilities Commission, nor is it in a FEMA Flood Hazard Area. The surrounding street grade is steep, allowing for stormwater run-off to move quickly, and drainage would be improved with the addition of below grade drains, which would be connected to an acceptable outlet. No "damming" of water would occur due to the design of below grade walls, which would be back drained. Although not encountered during project sample boring, groundwater, if encountered during project construction, would be directed into drains and piping which discharge through an approved drainage system. Excavation for the proposed project would be shored. The risk of sinkholes and potential earth movements would be minimized by use of state-of-the-art shoring practices under the direct supervision of the geotechnical and structural engineers and shoring designer for the project. Given the proposed design, the project would be suitable for the site and not pose any risk to the health and safety of the surrounding area's residents.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. The above-referenced geotechnical investigation would be available for use by DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. In light of the above, the project could not result in a significant environmental effect with respect to geotechnical

⁸ Memorandum from Frank J. Rollo, Treadwell & Rollo, to Debra Dwyer, Major Environmental Analysis, April 22, 2008. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2006.0995E.

matters. As such, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

Exempt Status:

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition and removal of a single-family residence. In urbanized areas, up to three single-family residences may be demolished. The *Planning Code* defines the proposed alteration project as a *de facto* demolition per Section 317. Class 3(a), or Class 3, consists of construction of a single-family residence, or a second unit in a residential zone. In urbanized areas up to three single-family residences may be constructed or converted under this exemption. The proposed project would result in the alteration of a single-family dwelling, specifically the reconfiguration of a four-story structure to a three-story structure with façade and fenestration modifications; a 30'-tall horizontal addition of 530 square feet; expansion of the existing basement by approximately 2,225 square feet, and placement of a mechanical vault below the existing basement in the newly excavated space. The proposed project therefore, meets the criteria of Class 3.

Conclusion:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. Under the above-cited classifications, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Andrea Contreras
Project Address: 60 Normandie Terrace
Block/Lot: 0960/001H
Case No.: 2006.0995E
Date of Review: March 29, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

1650 Mission S
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration ☒ New Construction

PROJECT DESCRIPTION

The proposed project is for a major alteration of the existing single-family residence to include re-cladding all exterior facades, a side horizontal addition at the south elevation, fenestration alterations and window replacement, and interior alterations including excavation for additional basement space. For the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, the amount of work proposed under the alteration permit application project is tantamount to a demolition as defined in Planning Code Section 1005. Please refer to plans A0.0-A2.12, prepared by Butler Armsden Architects, dated revised August 31, 2009.

PRE-EXISTING HISTORIC RATING / SURVEY

60 Normandie Terrace is listed in the 1976 Citywide Architectural Survey with a rating of "3" (on a scale of "-2" to "5", with "5" being most significant). The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's CEQA review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

60 Normandie Terrace is located at the northeast corner of Normandie Terrace between Broadway and Vallejo Streets in the Cow Hollow Neighborhood. The property is situated approximately 30 feet above Vallejo Street and rests on top of a retaining wall. The house is surrounded primarily by residential land uses.

The Cow Hollow neighborhood is characterized by its unique hillside setting and large mid-block open spaces set within a traditional street grid common to many older San Francisco residential neighborhoods. The neighborhood includes a range of residential building types, including larger single family detached residences in the higher elevations, one and two family residences, and multi-family structures on corner lots and lower elevations. The houses are designed in a variety of styles, which reflect the various stages of development within the neighborhood.

The Cow Hollow neighborhood was largely developed in three phases between 1850 and 1950. The area was first settled with farms and weekend retreats between 1850 and 1870. Later, between 1870 and 1900, the area developed into a prestigious suburb as the cable car lines extend westward and increase accessibility to the area. Between 1900 and 1930, the area witnessed a second wave of population growth, encouraging the development of flats and apartment houses as well as single-family homes.

The houses at Normandie Terrace were constructed relatively late in the development of Cow Hollow. The land bounded by Vallejo, Scott, Broadway and Divisadero Streets remained undeveloped until 1936 when the block was subdivided and sold to various individuals. The terrace stairs and retaining wall at Vallejo Street were constructed by the City in the same year. The twelve structures along the cul-de-sac were constructed between 1937 and 1941, while the remaining homes on the block were completed by 1950. Raycliff Terrace, located within an adjacent block, was developed contemporaneously with the Normandie Terrace block. The development of these large blocks of land significantly shaped the architectural character of the Cow Hollow neighborhood.

The houses at Normandie Terrace and the nearby Raycliff Terrace were largely designed in the Bay Area Moderne or Second Bay Tradition style, characterized by simplified ornamental forms, versatile and open floor plans, the use of natural materials, and an emphasis on the integration of indoor and outdoor spaces which often resulted in large framed windows and interior courtyard spaces. While the new style of architecture displayed a sleeker and more utilitarian aesthetic, the buildings retained proportions, scale, massing, and materials similar to the surrounding Victorian and period revival buildings. The Bay Area Moderne movement was led by architects such as William Wurster, Garner Dailey, and Joseph Esherick, who designed several houses in this section of Cow Hollow (Dailey designed 44 Normandie Terrace in 1939 and Wurster designed 2560 Divisadero Street in 1939).

-
1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

60 Normandie Terrace is a four-story-over-basement, wood-frame house constructed in 1938 and designed by Frederick Confer in the Bay Area Moderne-style. Although Confer was a notable East Bay architect working in the 1930s and 1940s, 60 Normandie is not representative of the architect's significant body of work. The building was originally clad in smooth stucco and featured full height continuous windows, spandrel panels of wood siding on the second and third stories, and

continuous band molding. The fourth story featured horizontal wood siding across the width of the façade. The residence was capped by a prominent hip roof with a central chimney. The building was characterized by a prominent vertical expression and a minimal amount of trim. The building has been altered several times over the years, including rooftop additions in 1941 and 1967. In 2001, the building exterior was redesigned in the Renaissance Revival style. Currently, the front façade is two-bays wide and features a projecting wall which forms the entrance from Normandie Terrace.

Although 60 Normandie Terrace does not appear eligible as an individual resource nor a contributing resource in an historic district, the building appears to be located in a potential historic district eligible for listing on the California Register of Historical Resources. The district is historically significant as defined by Criteria 1 (Event) for its association with the 1937-1950 period of development in Cow Hollow and as defined by Criteria 3 (Architecture) as a collection of noteworthy Bay Area Moderne/Second Bay Tradition residences. Although the building no longer contributes to the potential district due to the accumulated effect of its alterations, inappropriate alterations to the building would be detrimental to the surrounding potential district.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☐ Retains ☒ Lacks

60 Normandie Terrace does not retain a high degree of integrity, having undergone major exterior alterations during its lifetime. Historic details such as original cladding, decorative elements, and window sashes have been removed and the penthouse level has been enlarged. However, the building has generally maintained its massing, scale, window configuration, roofline, location, and setting. The maintenance of these characteristics has retained the building's association with the buildings on the block.

-
3. **Determination:** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- ☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)
-

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

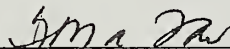
☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project at 60 Normandie Terrace would not have any adverse impacts to any off-site historic resources. As noted above, the area surrounding Normandie and Raycliff Terraces contains a high concentration of Bay Area Moderne/Second Bay Tradition-style buildings constructed between 1937 and 1950, which appear to be an eligible California Register historic district located in this portion of the Cow Hollow neighborhood. The area retains a high degree of architectural harmony which would be maintained by the proposed building. Specifically, the features of the proposed design that are compatible with the district are:

- The three-story scale and height of the proposed addition, which matches the primarily three-story scale of the buildings on the block;
- The rectangular form and simple massing of the proposed addition, which compliments the spare, rectilinear forms of the historic buildings;
- The contemporary translation of traditional building forms and materials found on the block in the new façade design, including the articulation and hierarchy of floor levels, the projecting cornice, the framed window and door openings, the divided-light windows, and the use of stone and concrete stucco cladding; and,
- The use of restrained architectural ornamentation throughout the project, which is in keeping with the subtle ornamentation used for the historic buildings on the street.

The proposed design also calls for punctuating the historic concrete retaining wall beneath the building along the Vallejo Street façade to create new window openings. This wall flanks the balustered staircase that leads from Normandie Terrace to Vallejo Street. The proposed alterations to the wall will not cause the removal of any significant historic material or harm the character of the historic feature. For these reasons, the project will have no adverse impact to any adjacent or off-site historical resources.

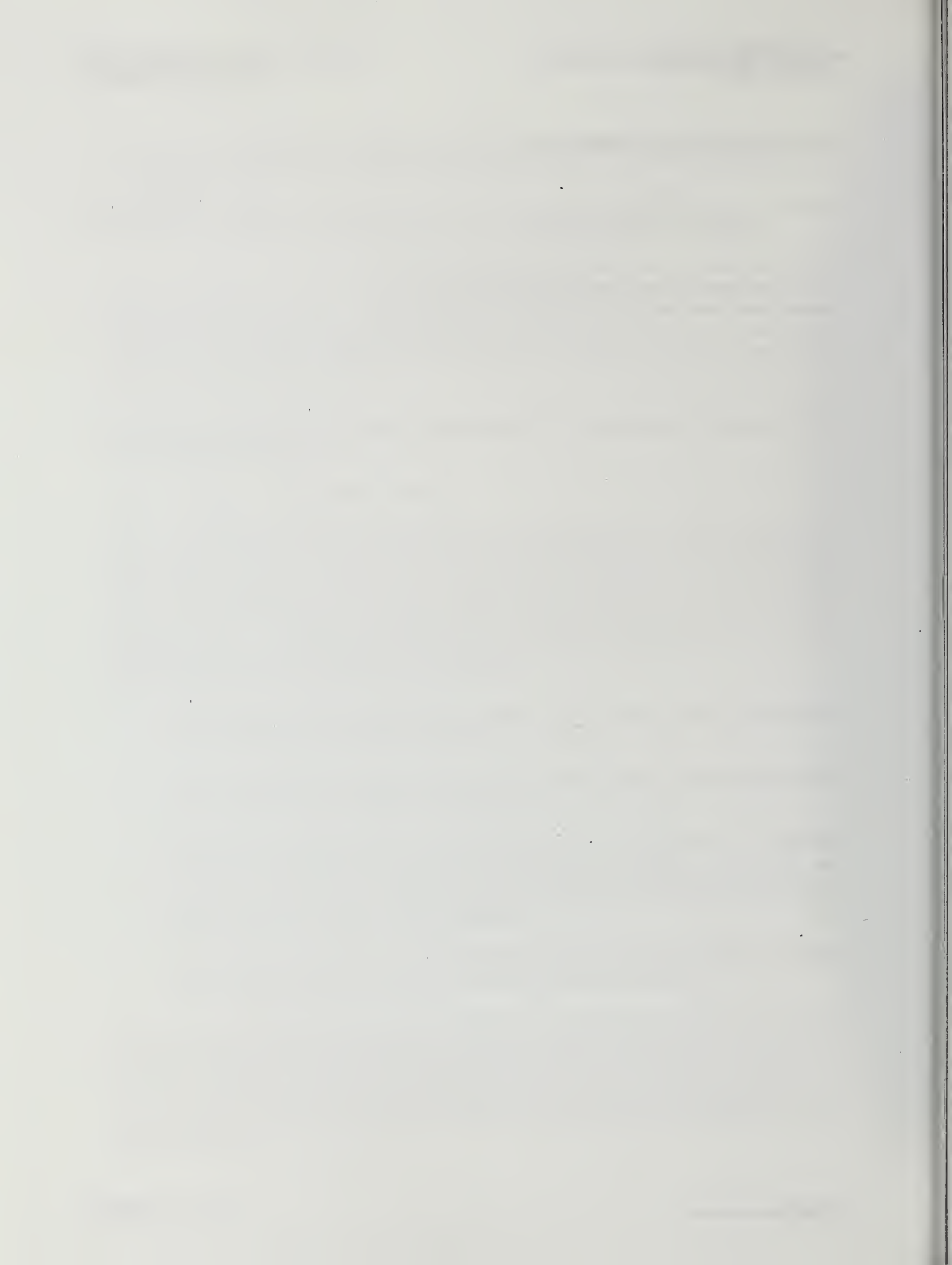
PRESERVATION COORDINATOR REVIEW

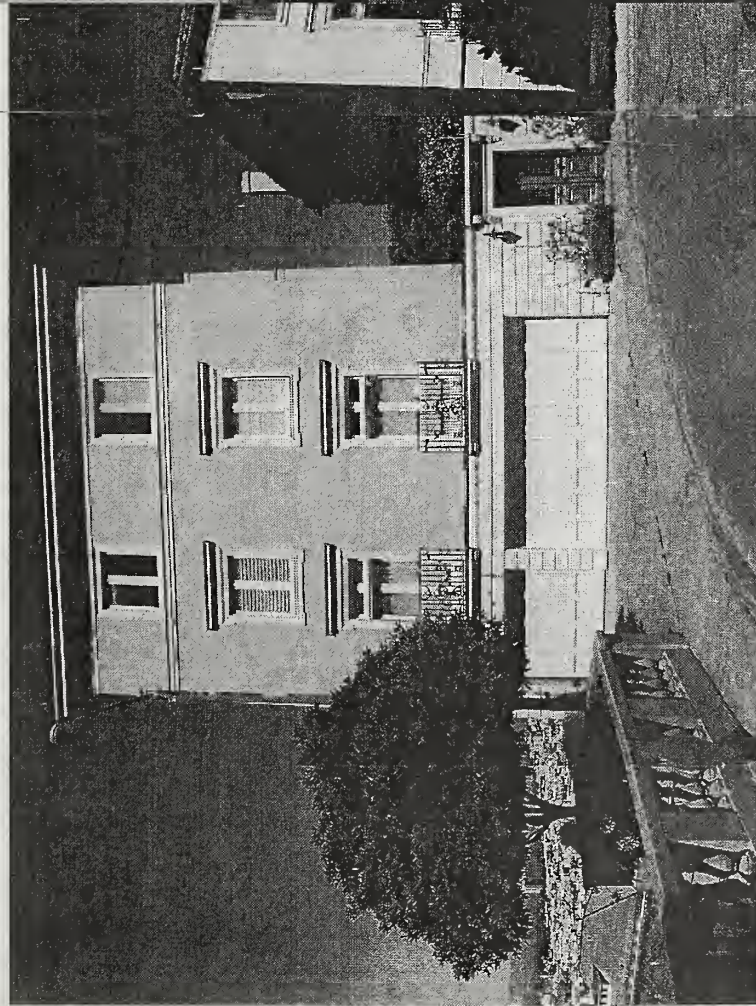
Signature: 
Tina Tam, *Preservation Coordinator*

Date: 3-30-2010

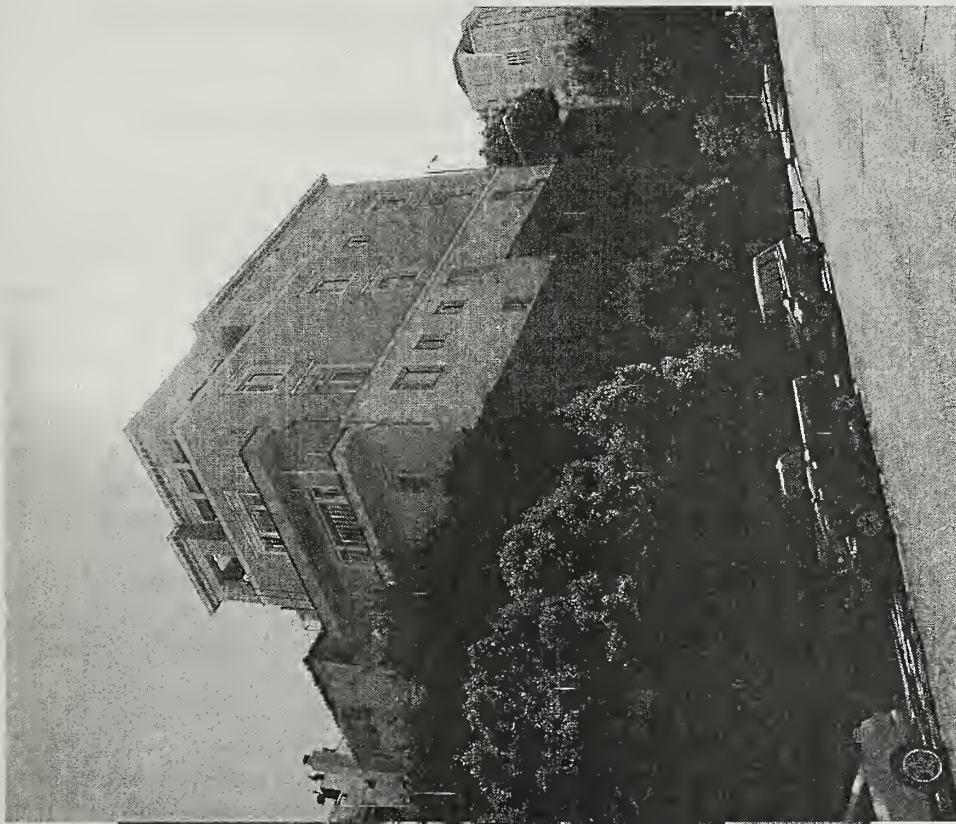
cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Glenn Cabreros / Neighborhood Planning- Northwest Quadrant

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2006.0995E_60 Normandie Terrace_3.29.10.doc





Above: Photo of front, from Normandie Terrace



Above: Photo of rear, from Vallejo Street



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

RECEIVED

MAY 10 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

JUN 10 2010

Signed (owner or agent):

Guil to Buckett

Date:

5/17/10

Address:

520 28th Ave.

Block/Lot:

1517/030

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No. 2010.0377E

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Cyril Hackett</u>	Telephone No.	<u>415 431 5028</u>
Address	<u>770 Stayan St</u>	Fax. No.	<u>415 386 9293</u>
	<u>San Francisco, CA 94117</u>	Email	<u>cyrilhackett@yahoo.com</u>
Project Contact	<u>Gabriel Ng</u>	Telephone No.	<u>415 682 8060</u>
Company	<u>Gabriel Y. Ng & Associates</u>	Fax No.	<u>415 682 8720</u>
Address	<u>1360 9th Ave #210</u>	Email	<u>gabriel@gngaia.com</u>
	<u>San Francisco, CA 94122</u>		

Site Information

Site Address(es):	<u>520 28th Ave</u>		
Nearest Cross Street(s)	<u>Geary Blvd</u>		
Block(s)/Lot(s)	<u>1517/030</u>	Zoning District(s)	<u>RM-1</u>
Site Square Footage	<u>3000</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Single Family Dwelling</u>		
Community Plan Area (if any)	<u>N/A</u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>\$750,000</u>

Describe proposed use New 3-family dwelling

Narrative project description. Please summarize and describe the purpose of the project.

Demolish existing unsound 2 story single-family dwelling. Construct new 4 story 3-family dwelling.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2033.65	0	3918.62	3918.62
Retail				
Office				
Industrial				
Parking	239.65	0	1498.71	1498.71
Other (specify use)			940.92 common area	940.92
Total GSF	2273.3		6358.25	6358.25

Dwelling units	1		3	3
Hotel rooms				
Parking spaces	1		3	3
Loading spaces				
Number of buildings	1		1	1
Height of building(s)	22'-6"		40'-0"	40'-0"
Number of stories	2 over basement		4	4

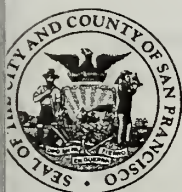
Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 3(a) & 1 (1)(1)

Araceli 6/7/10



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 520 – 28th Avenue
Block/Lot: 1517/030
Case No.: 2010.0377E
Date of Review: June 7, 2010
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing single-family, one-story-over-basement with an attic, 2,033 sq. ft. building and replace it with a four-story, three-unit, 3,918 sq. ft. building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1911. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of 28th Avenue between Geary Boulevard and Anza Street in the City's Outer Richmond District. The immediate context is mostly 3-story, multi-family homes done in a mixture of vernacular styles. The area does not have a defined visual character, is not located within in a known historic district and does not appear to be part of a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Based on the criteria, staff does not believe that the subject building is eligible for inclusion on the California Register individually or as a contributor to a potential historic district. The subject building is a simple wood framed building, one-story-over-basement with an attic. The building has

a pitched roof, two types of wood siding at the front and a raised entry. It's done in a vernacular style, and it appears as if most of the original detailing has been removed or modified.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for the California Register under Criterion A. No significant events in San Francisco's history have been found to be directly associated with the subject building.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for the California Register under Criterion B. Research has not uncovered any persons associated with the property whose lives are important to our local, regional or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible for the California Register under Criterion C. The subject building was designed by an unknown architect, and does not possess distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building does not meet any of the 4 eligibility criteria for the California Register; issues of integrity do not apply.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (Go to 6 below.)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The surrounding area has a mixed visual character with no identifiable period of significance. The subject neighborhood does not appear to be a known or potential historic district, and there are no known historic resources within the immediate area; the proposed project will not have an adverse effect on off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 06.07.2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File

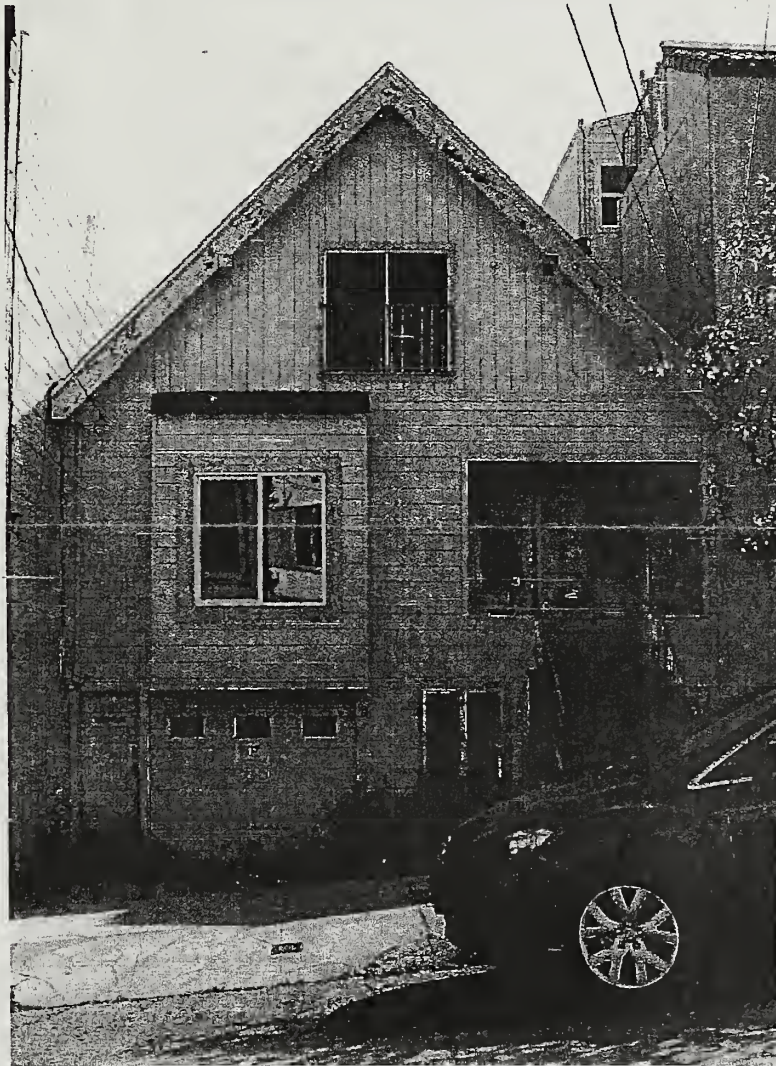
Attachments: Historic Resource Evaluation Report prepared by Kelley & VerPlanck and dated April 2010

AS: G:\DOCUMENTS\Preservation\HRERs\520 - 28th Avenue.06.07.10.doc

HISTORICAL RESOURCE EVALUATION

520 28TH AVENUE

SAN FRANCISCO, CALIFORNIA



KELLEY & VERPLANCK

HISTORICAL RESOURCES CONSULTING

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@KVPCONSULTING.COM





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2009.0827E
Project Title: 126 – 27th Avenue
Zoning: RH-1 (Residential, House, One-Family)
Height and Bulk: 40-X
Block/Lot: 1332/049 & 050
Lot Size: 5990.4 square feet
Project Sponsor: Tony Kim (415) 246-8855
Staff Contact: Aaron Starr, (415) 558-6362
aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The subject property is San Francisco Landmark No. 196: the Alfred G. Hanson Residence, designated in 1989. There are two structures on the property, the main house- Landmark No. 196- and an accessory garage structure. The proposed project involves converting the garage into a residential unit and enlarging the garage structure from 266 sq. ft. to 395 sq. ft. (an addition of 129 sq. ft.) by extending the front wall approximately 4' toward the front property line; extending the rear wall approximately 2' toward the rear property line; and adding an approximately 16' by 7' addition onto the structure's west façade. The roof would be altered as a result of increasing the bulk of the structure, but would maintain the same basic form.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

See reverse side.

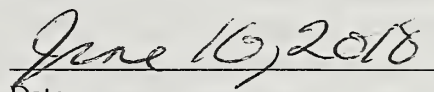
JUN 22 2010

DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

cc: Tony Kim
Supervisor Eric Mar
Brett Bollinger, Planner

Bulletin Board
M.D.F.
Historical Preservation List

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the subject property does contain an historical resource. The Planning Department then determined that the proposed alterations would not cause a substantial adverse change in the significance of the historical resource, or any off site historical resources.

The subject property is made up of two legal lots of record both approximately 25' wide by 120' deep. The majority of the main building is located on lot 50 with some spillover onto lot 49. The garage is located entirely on lot 49. The subject property is located on the east side of 27th Avenue between Lake Street and El Camino Del Mar. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40 -X Height and Bulk District. The immediate area is visually mixed and consists largely of single-family homes constructed primarily between 1900 and 1950. Geary Boulevard, located three blocks south of the subject property, is predominately lined with commercial properties. The subject property does not appear to be located within a potential historic district.

As described in the attached Historic Resource Evaluation Response Memorandum, Planning Department preservation staff determined the subject property located at 126 – 27th Avenue, City Landmark No. 196, is a known historic resource and appears to be eligible for listing on the California Register under Criterion 3 (Architecture); however the garage subject to the proposed changes is not included in the landmark designation report and does not appear eligible for the California Register.¹

After determining that an "historical resource" for the purposes of CEQA is present on the subject property, the next step is to determine if the proposed project could cause a substantial adverse change in the significance of the historical resource or any off-site historical resources. The Department believes that the proposed alterations would not cause a substantial adverse impact to the resource such that it would no longer be able to convey its significance because the proposed project would not alter the main building, and the important spatial relationship of the main building to the garage would not be adversely affected. Further, the spatial relationship of the garage to the landscape would not be adversely affected by the proposed project.²

Conclusion:

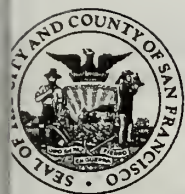
As described below, the project was found to satisfy the criteria for exemption under Class 1(e). CEQA State Guidelines Section 15301(e)(1), or Class 1(e), provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of 50% of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would meet these criteria by adding approximately 129 sq. ft. to an existing 266 sq. ft. building.

¹ Historic Resource Evaluation Response Memorandum from Aaron Starr, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, April 27, 2010. A copy of this memorandum is attached.

² Ibid.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 126 – 27th Avenue
Block/Lot: 1332/049 & 050
Case No.: 2009.0827E
Date of Review: April 27, 2010
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☐ Alteration

For the purposes of the historic review only, the project qualifies as a demolition because it meets the definition of a demolition under Article 10 of the Planning Code.

PROJECT DESCRIPTION

The proposed project involves converting the garage into a residential unit and enlarging the garage structure by extending the front wall approximately 4' toward the front property line; extending the rear wall approximately 2' toward the rear property line; and adding an approximately 16' by 7' addition onto the structure's west façade. The roof would be altered as a result of increasing the bulk of the structure, but would maintain the same basic form.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is San Francisco Landmark No. 196: the Alfred G. Hanson Residence, designated in 1989. The building is considered a "Category A" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. The property is not listed on the Here Today survey but is included in the Planning Department's 1976 Architectural Survey with a rating of "1" on a scale which ranged from "-2" to "5". Buildings included in the AS survey were rated by number for individual features and an overall rating which was an average of those numbers. The garage, which was constructed in 1917 and is the subject of the proposed alterations is not mentioned anywhere in the landmark designation report and has no pre-existing historic rating.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is made up of two legal lots of record both approximately 25' wide by 120' deep. The majority of the main building is located on lot 50 with some spillover onto lot 49. The garage is located entirely on lot 49. The subject property is located on the east side of 27th Avenue between Lake Street and El Camino Del Mar. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40 -X Height and Bulk District. The immediate area is visually mixed and consists largely of single-family homes constructed primarily between 1900 and 1950. Geary Boulevard to the north is predominately lined with commercial properties. The subject property does not appear to be located within a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property located at 126 – 27th Avenue is City Landmark No. 196 and also appears to be eligible for listing on the California Register under Criterion 3 (Architecture), however the garage subject to the proposed changes is not included in the landmark designation report and does not appear eligible for the California Register. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resources Evaluation Report, dated March 2010, provided by Kelley and VerPlanck (attached). Staff concurs fully with the findings of the Kelley and VerPlanck report and refers the reader to this report for a more thorough evaluation of the property's significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Neither building on the property is associated with any significant events in the history of San Francisco or the State of California. They have an association with the early development of the Richmond District but their relationship to that development pattern is insignificant. Neither building is individually eligible for listing on the California Register under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research does not indicate that any of the owners or others associated with these buildings were historically important persons. Thus the buildings are not eligible for listing in the California Register under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The main building is eligible for listing in the California Register under Criterion 3 as an important example of vernacular shingle style architecture. This building embodies characteristics of the style including flared eaves, flared overhangs and a ski-slope gable. Shingle style characteristics also present include: multiple gables that intersect and multi-pane double-hung or casement windows. This the main building is eligible for listing in the California Register under Criterion 3.

The garage building, added in 1917, is a utilitarian vernacular structure. Although it has been in place sufficient time to have acquired significance in its own right, it does not rise individually to a

level sufficient to make it eligible for listing in the California Register. Nor is it indentified as a character defining part of the local Landmark. Thus the garage is neither eligible for listing in the California Register under Criterion 3, nor a character defining feature of the property as a whole.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☒ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The main building retains all seven aspects of integrity. Alterations that happened to the rear and south side elevation of the main building, as well as the construction of the detached garage, do not seriously affect the integrity of the building.

The garage structure is not eligible to be listed in the California Register; therefore an investigation into its integrity was not performed.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Staff has reviewed the project proposal and largely concurs with Kelley and VerPlanck's Secretary of the Interior Standards for Rehabilitation (Standards) analysis (see pages 21-23 of the HRER). Based upon this analysis, staff finds that the project would not cause a substantial adverse change in the

resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The proposed project would retain historic residential use at the site and would not alter the main building.
- The proposed project would retain the historic character of the main building. The important spatial relationship of the main building to the garage is not adversely affected and the spatial relationship of the garage to the landscape is not adverse.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of the landmark are described under the Statement of Significance Section of the Landmark Designation Staff Report:

- The numerous flared edges in the front wall, in the gable ends and at the tips of the gables.
- The complex roofline: cross gables and ski-slope gable.

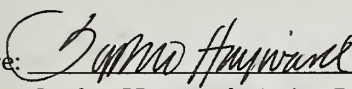
In addition to these characteristics, staff finds that the shingle cladding, fenestration pattern, the buildings relationship to the street and the buildings setting (its detached nature on a double wide lot with green space on the side and at the rear) are all character defining features of the subject property.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The subject property does not appear to be located within an historical district. The adjacent building to the north is listed on the City's 1976 Architectural Survey, and is a potential historic resource; however because of the garage's location on the lot and its relatively small scale, the proposed alterations would have no impact on the adjacent building.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 04.30.2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Kelley and VerPlank and dated March 2010.

AS: G:\DOCUMENTS\Preservation\HRERs\126 - 27th Avenue.HRER.doc



HISTORICAL RESOURCE EVALUATION

126 27TH AVENUE

SAN FRANCISCO, CALIFORNIA



KELLEY & VERPLANCK

HISTORICAL RESOURCES CONSULTING

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@KVPCONSULTING.COM



A. Status of Existing Building as a Historical Resource

126 27th Avenue is San Francisco Landmark No. 196 and appears eligible for listing in the California Register under Criterion 3 (Architecture). However, the detached garage is not a character defining feature of the resource as described in the Case Report.

B. Proposed Project

The proposed project would convert the existing garage to living space by adding horizontal extensions. The addition would be set back from the plane of the current façade and extend six feet north into the existing yard. It would have two multi-light windows in the north elevation, and a door in the new west elevation. New double doors would also be inserted in the existing north elevation. The existing west elevation would be moved forward four feet two and one half inches, the pedestrian door eliminated, and the existing garage doors centered on the elevation. In addition, the rear elevation would be moved east two feet four inches. A new cross hipped roof would be constructed for the building. The project does not propose any alterations to the Landmark main building.

None of the proposed garage alterations would be visible from the public way with the existing driveway gates closed. The gates are an identified character defining feature of the Landmark. With the gates open, only the alterations to the existing façade of the garage would be visible—the removal of the pedestrian door and slight repositioning of the garage doors.



Figure 1. Existing one-story garage, west elevation, July 2009





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JUL 15 2010

Historical Resource Review Form

SAN FRANCISCO
PUBLIC LIBRARY

Address of Project: 655, 711, 795, 895 PACIFIC AVE.
Cross Streets: POWELL & GRANT Block/Lot: 0177/022
Case No. 2010.0370E Permit No. 0178/001 0179/021

1860 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- ☒ Class 1 – Existing Facilities: Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- ☐ Class 3 – New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16*.)

- ☒ Category A: Known Historical Resource Proceed to Step 3.
Preservation Technical Specialist Review
- ☐ Category B: Potential Historical Resource Proceed to Step 3.
- ☐ Category C: Not a Historical Resource Proceed to Step 4.
No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

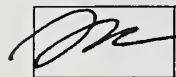
Per plans dated: 5/28/10

- ☒ Project falls within the scope of work described below. Proceed to Step 4. No Further Historical Resource Review Required.
- ☐ Project does not fall within the scope of work described below. Proceed to Step 4. Further Historical Resource Review Required.
- ☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2</i> .
	8. Installation of garage opening that meets the requirements of <i>Zoning Administrator Bulletin: Procedures and Criteria for Adding Garages to Existing Residential Structures, No. 2006.1b</i> .
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	16. Misc.

STEP 4: RECOMMENDATION

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

☒ No Further Historical Resource Review Required.

☐ Further Historical Resource Review Required: File *Environmental Exemption Application*.

CLASS 1

NO EXPANSION OF USE

Notes: _____

Planner Name: _____

Signature: _____

Date: _____

Preservation Technical Specialist Name: _____

TIM FRYE

Signature: _____

Date: _____

6/10/10

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].

SAN FRANCISCO
PLANNING DEPARTMENT

JUN 22 2010

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MAR 18 2010

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Environmental Evaluation Application
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current Schedule of Application Fees and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department Staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions # 3, # 8, # 10 or # 11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Periera. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9027, brett.bollinger@sfgov.org

Chelsea Fordham or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, Chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	X	
Two sets of project drawings (see "Additional Information" at the end of page 4	X	
Photos of the project site and its immediate vicinity, with viewpoints labeled.	X	
Fee	X	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	X	X
Geotechnical Report, as indicated in Part 3 Question 4	X	
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	X	
Phase 1 Environmental Site Assessment, as indicated in Part 3 Question 8		X
Additional studies (list)		X

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (Owner or agent) (For Staff Use Only) Case No: 2010.0207EDate: 3-18-10Address: 3525 Pacific AvenueBlock/Lot: 0970-018

In submitting this application, Bruce D. Baumann & Associates is the merely the agent of the project owner. All fees generated in connection with the filing and processing of this application are solely the responsibility of the project owner, and should be directed to the owner for payment. Bruce D. Baumann & Associates disclaims any responsibility or liability for the project or fees billed by the City to the Owner, and by accepting this application, the City relieves Baumann & Associates from any responsibility or liability.

PART 2 – PROJECT INFORMATION

Owner / Agent Information

Property Owner:	Thomas & Lily Beischer	Telephone No.:	(415) 453-8214
Contact Person:	c/o DOMA Architects	Fax No.:	(415) 453-8279
Address:	743 14 th Avenue	Email Address:	ryann@domaarchitects.com
	San Francisco CA 94118		
Project Contact:	Bruce Baumann	Telephone No.:	(415) 551-7884
Contact Person:	Bruce Baumann	Fax No.:	(415) 520-0454
Address:	1221 Harrison Street # 22	Email Address:	bruce@baumannassociates.com
	San Francisco CA 94103		
Agent of Owner:	Bruce D Baumann & Associates	Telephone No.:	(415) 551-7884
	Bruce D Baumann	Fax No.:	(415) 520-0454
	1221 Harrison St, Ste 22	Email Address:	bruce@baumannassociates.com
	San Francisco CA 94103		

In submitting this application, Bruce D. Baumann & Associates is the merely the agent of the project owner. All fees generated in connection with the filing and processing of this application are solely the responsibility of the project owner, and should be directed to the owner for payment. Bruce D. Baumann & Associates disclaims any responsibility or liability for the project or fees billed by the City to the Owner, and by accepting this application, the City relieves Baumann & Associates from any responsibility or liability.

Site Information

Site Address(es):	3525 Pacific Avenue		
Nearest Cross Streets:	Locust and Spruce		
Assessor's Block(s)/Lot(s):	0970-018	Zoning District(s):	RH-1
Site Square Footage:	7,315 sq. ft.	Height/Bulk District(s):	40-X
Present or Previous Use of the Site:	Single Family Residential		
Community Plan Area (if any)			

Project Description

Please Check All That Apply:

☒ Addition	☐ Change of Use	☐ New Construction	☒ Lot Split/Subdivision
☒ Alteration	☐ Demolition	☐ Zoning Change	☐ Other:

Please Describe Proposed Use:	<u>Residential</u>
Estimated Construction Cost:	<u>\$1,500,000.00</u>

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

Horizontal & Vertical Extension to existing single family dwelling.

Case No. _____ (For Staff Use Only)

PART 4 – PROJECT SUMMARY TABLE

Please provide information on existing site conditions and proposed uses. You may round numbers. If you are not sure of the eventual size of the project, provide MAXIMUM estimates.

Category Gross Square Footage (GSF)	Existing Uses		Existing Uses To Be Retained	Net New Construction &/or Addition	Project Totals
Residential	5,561 sq. ft.		5,561 sq. ft.	2,700 sq. ft.	8,261 sq. ft.
Retail	N/A		N/A	N/A	N/A
Office	N/A		N/A	N/A	N/A
Industrial	N/A		N/A	N/A	N/A
Parking	2 in garage		2 in garage	0	2 in garage
Other(Specify Use)	N/A		N/A	N/A	N/A
TOTAL GSF	8,261 sq.ft.		N/A	8,261 sq. ft.	8,261 sq. ft.
Dwelling Units	1		1	0	1
Hotel Rooms	N/A		N/A	N/A	N/A
Parking Spaces	2		2	0	2
Loading Spaces	N/A		N/A	N/A	N/A
Number of Buildings	1		N/A	Addition to structure	1
Height of Building(s)	40'-0" *Allowable w/ 20' height diff. front to back of lot		40'-0" *Allowable w/ 20' height diff. front to back of lot	32'-0" @ front 21'-0" @ rear yard	40'-0" existing to remain w/ 32'-0" addition
Number of Stories	4		4	3	4 existing 3 addition

Please describe any additional project features that are not included in this table:

Architectural site plans and boundary and topographical survey show this information.

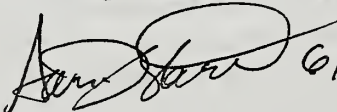
Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. **A transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners.

Neighborhood notification may also be required as part of the environmental review processes.

PART 3 – ADDITIONAL PROJECT INFORMATION	YES	NO
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form of Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B). Attached	X	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in the historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.		X N/A
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? 15'6" What type of foundation would be used (if known)? Footing w/ slab 3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.* Attached.	X	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? Expansion of building envelope. If yes, please submit a <i>Tree Disclosure Statement</i> . Attached	X	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?		X
6. Would the project result in any construction over 40 feet in height? No If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.		X
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.		X
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase 1 Environmental Site Assessment (ESA). * A Phase II ESA (for example soil testing) may be required, as determined by Department Staff.		X
9. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please describe.		X
10. Is the project related to a larger project, series of projects or program? If yes, please describe.		X
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia).		X

*Report or study to be prepared by a qualified consultant who is contracted directly with the project sponsor.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)
 6/16/10



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 3525 Pacific Avenue
Block/Lot: 0970/018
Case No.: 2010.0207E
Date of Review: June 9, 2010
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposal is to merge lots 17 and 18 on Assessor's block 0970 and then construct a three-story side horizontal addition to the west and a front horizontal extension at the fourth floor to the existing four-story, 5,561 sq. ft. single-family building. The resulting building will be a four-story, 8,261 sq. ft. single-family building.

PRE-EXISTING HISTORIC RATING / SURVEY

3525 Pacific Street was constructed in 1911 by the architect Frederick D. Boese for Lieut. Lyman Welch and his wife, Edythe Knowlton Welch in the First Bay Tradition Style. It is listed on the Junior Leagues 1969 "Here Today" Survey and on the City's 1976 Architectural Survey. 3525 Pacific went through a major renovation in 1970 after it was listed on "Here Today" but before it was included on the City's 1976 Architectural Survey. Because the building is listed on "Here Today" it is a Category A Building- known historic resource- for the purposes of CEQA Review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the City's Presidio Heights Neighborhood on the south side of Pacific Avenue between Spruce and Locust Streets directly across from the San Francisco Presidio. This neighborhood is known for its rich architectural heritage and includes a wide variety of styles such as Colonia Revival, Classic, Federal, Gothic and First Bay Tradition. While the area is not a designated historic district, the large concentration of homes listed on the City's 1976 Architectural Survey and the Junior Leagues 1969 "Here Today" Survey indicate that it is a potential historic district for the purposes of CEQA. Most of the homes within the immediate area were constructed between 1900 and 1940. The subject building, constructed in 1911, fits within this period of significance.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1900-1940

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for the California Register under Criterion A. No significant events in San Francisco's history have been found to be directly associated with the subject building.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for the California Register under Criterion B. Research has not uncovered any persons associated with the property whose lives are important to our local, regional or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

If the building retained integrity, it appears that it would be eligible for listing on the California Register under Criterion 3 (architecture) as a contributing resource to a potential historic district for embodying the distinctive characteristics of the First Bay Tradition Style. Photos taken for the Junior League's Survey show a shingle-clad building that has an asymmetrical composition and a strong gable roof portion facing the street that appears as a bay window. A narrow balcony to the west of the bay has a low railing with a Classical balustrade, which is also a typical feature found on Bay Tradition homes. Overall the building had a well composed façade and exhibited many of the typical features found on a Bay Tradition home.

Staff is not able to determine whether or not this building was the work of a master architect. While the architect for the building- Frederick Boese- was well-known at the time and completed some important works in the Bay Area, it is not clear as to whether or not he would be considered a master architect when compared to his contemporaries, such as Polk, Maybeck and Coxhead, who all worked with a similar architectural vocabulary.

The renovated façade is also well composed and is a good example of later Bay Tradition styling, however the renovation's date of construction, 1970, make it ineligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but

it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☒ Retains ☐ Lacks

The subject building went through a major renovation in 1970 that completely altered the front façade composition and fenestration pattern compromising the building's integrity with regards to its design, workmanship and feeling. While it still retains its location, association, setting and materials, the building's significance lies in its original composition, which is an embodiment of the early Bay Tradition style; for the subject property, the aspects of integrity that it has lost hold more weight than the ones it has retained thus its integrity has been lost.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

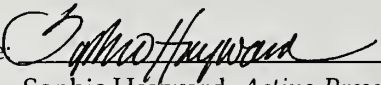
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed addition's materials, massing, form and fenestration pattern fit within the overall character of the block face; the proposed alterations would not have an adverse effect on any off-site

historic resources including the potential historic district generally defined by the boundaries of Presidio Heights.

PRESERVATION COORDINATOR REVIEW

Signature 
Sophie Hayward, Acting Preservation Coordinator

Date: 06.15.2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Jonathan Pearlman and dated March 1, 2010

AS: G:\DOCUMENTS\Preservation\HRERs\3525 Pacific Avenue.HRER.doc

SUBJECT PROPERTY



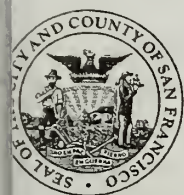
3525 PACIFIC

WEST NEIGHBOR



CORNER PACIFIC @ SPRUCE





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.1090E
Project Title: 1621 Folsom Street
Zoning: SLR (Service/Light Industrial/Residential)
50-X Height and Bulk District
Block/Lot: 3522/069
Lot Size: 1,860 square feet
Project Sponsor: AXIS Architecture + Design
415 371-1400
Staff Contact: Tim Frye – 415 575-6822
tim.frye@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION & NEIGHBORHOOD CONTEXT:

The subject building is located on the south side of Folsom Street, between 12th and 13th Streets within the South of Market (SoMa) neighborhood. The existing 2-story, 2-unit building is 2,368 square feet and would remain a 2-unit building. Based on the plans submitted to the Planning Department, dated November 12, 2009, the proposed project includes lifting the subject building approximately 7-feet and moving the existing building back 3-feet from the front property line for the construction of a new garage, new front porch and entry stair. The garage will add approximately 845 square feet to the structure. A vertical addition is also proposed towards to rear of the subject building that will add approximately 435 square feet of residential space to the structure. The total square footage of the subject building after completion of the project is approximately 4,364 square feet

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e))

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

See below.

JUN 29 2010

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

SAN FRANCISCO
PUBLIC LIBRARY

Bill Wycko
Environmental Review Officer

Date

cc: Michael Hennessey, Architect / Project Sponsor
Supervisor David Chiu, District 3
B. Skrondal, Historical Address File

V. Byrd, Bulletin Board and Master Decision File
Exemption/Exclusion File
Historical Preservation Distribution List

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1621 Folsom Street is a historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,¹ the building is categorized as a Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed in 1906 and is over 50 years of age.

The subject building is a 2 ½ -story residential structure designed in the Queen Anne style with a gable roof form and Classical architectural details, including a raised and recessed entry flanked by columns. The street façade features pilasters that flank each window opening, dentils, decorative shingles within the gable, wood double-hung windows at the ground floor and replacement aluminum slider windows at the 2nd-floor.

The subject building is categorized as a Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed in 1906 and has been given a status code of "3D", which indicates that the subject building appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation. The subject building was identified as a contributor to the Western SoMa Light Industrial & Residential Historic District, revised March 31, 2009 and currently still under review by the Planning Department. The Kelley & VerPlanck report submitted as part of this review, dated November 2009 determined that the subject building is not individually eligible; however, the report also finds that the subject building is a contributor to this potential district. The Department does not concur with this finding. For more information, please see the discussion below. The subject building was also identified on the 1976 Architectural Survey.

In a memorandum dated May 19, 2010, Planning Department preservation staff determined that the building on the subject building is not a historic resource, individually or as a contributor to a potential historic district.² In pertinent part, the memorandum states that 1621 Folsom Street is a vernacular residential structure that relates to the Western SoMa Light Industrial & Residential historic context. Based on the additional information provided by Kelley & VerPlanck and Planning Department Preservation Staff site visits; however, the context of the subject building as it relates to the potential historic district has been heavily compromised. Specifically, the Department believes that the block of Folsom between 12th and 13th Streets lack sufficient integrity and the boundaries of the potentially eligible historic district should be redrawn to eliminate this block face from the potential historic district.

The Department believes that the immediate area has a very weak level of visual cohesion through the cumulative number of alterations to contributing building and the overall number of non-contributing buildings. The Department does not concur with the integrity evaluation for the subject block prepared by Kelley & VerPlanck.

It is also important to note that the Kelley & VerPlanck report states that in this area there are a total of 21 lots associated with the block face. Of those lots there are nine residential buildings; six commercial/industrial buildings; one ancillary structure; and five surface parking lots. The period of

¹ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at <http://www.sfgov.org/planning/mea>.

² Historic Resource Evaluation Response Memorandum for 1621 Folsom Street from Tim Frye, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, issued May 19, 2010. A copy of this memorandum is attached.

significance for the potential district is 1906-1936. The period of construction for the commercial/industrial buildings is 1937-1978, which is outside the period of significance of the potential district. Therefore, the block face contains 50% or fewer potential contributors to the district.

While the consultant believes that the building is a contributor to a potential district, the Department has determined that the number and extent of the intrusions have greatly weakened the integrity of this block face in terms of its setting, feeling, and association and therefore should be excluded from the potential historic district.

CEQA State Guidelines Section 15301(e), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. In urban areas, additions of up to 10,000 square feet are exempt provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would add approximately 1,995 square feet to the existing 2,368 square foot structure, which is more than one-half of the existing floor area. However, the addition would be less than 10,000 square feet. The project site is in a fully developed urban area where all public services and facilities are available, and does not provide habitat for any sensitive species. Therefore, the project is exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The building is not a historic resource and there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 1621 Folsom Street
Block/Lot: 3522/069
Case No.: 2009.1090E
Date of Review: May 19, 2010
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

*Planning
Information:*
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

Based on the plans submitted to the Planning Department, dated November 12, 2009, the proposed project includes lifting the subject building approximately 7-feet and moving the existing building back 3-feet from the front property line for the construction of a new garage and a new front porch and entry stair. A vertical addition is also proposed towards to rear of the subject building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is a 2 ½ -story residential structure designed in the Queen Anne style with a gable roof form and Classical architectural details, including a raised and recessed entry flanked by columns. The street façade features pilasters that flank each window opening, dentils, decorative shingles within the gable, wood double-hung windows at the ground floor and replacement aluminum slider windows at the 2nd-floor. The subject building is categorized as a Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed in 1906 and has been given a status code of "3D", (Appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation). The subject building was identified as a contributor to the Western SoMa Light Industrial & Residential Historic District, revised March 31, 2009 and currently still under review by the Planning Department. The Kelley & VerPlanck report submitted as part of this review, dated November 2009 determined that the subject building is not individually eligible; however, the report also finds that the subject building is a contributor to this potential district. The Department does not concur with this finding. For more information, please see the discussion below. The subject building was also identified on the 1976 Architectural Survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property on Folsom between 12th and 13th Streets is within a SLR (Service, Light Residential) Zoning District and a 50-X Height and Bulk District within the Western SoMa Plan Area. The block face consists of 2- to 3-story multiple-family dwellings and 1- to 2-story commercial and industrial buildings. Dates of construction for the block face range from 1906 to 1978 and 5 vacant lots are used as surface parking lots. Generally speaking, the boundaries of the potential Western SoMa Light Industrial &

Residential Historic District extend west along Folsom Street to capture the 3 blocks (containing Bernice and Isis Streets) west of Folsom between 12th, 13th, and Howard Streets.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		
	☒ No, does contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: This evaluation is based upon the Western SoMa Light Industrial & Residential Historic District DPR D Form prepared by Page & Turnbull, revised March 31, 2009, and the additional property specific information provided by Kelley & VerPlanck Consulting, dated November 2009. It is important to note that three previous Section 106 reviews have been completed within the general area and that while those reviews identified potential historic districts and individually eligible historic resources, the subject building is not located within the Area of Potential Effect (APE) of these previous Section 106 reviews.

Event: According to Building Permit records, the subject building was constructed in 1906, shortly after the 1906 Earthquake and Fire. To be eligible under this criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the building was constructed during a period of rapid reconstruction of the area within the South of Market neighborhood after it was leveled by the 1906 earthquake and fires, it does not appear to have a particularly specific or significant association with this event to be individually eligible. It was one of many residential or light industrial buildings constructed on the block. Thus, 1621 Folsom Street would not be considered individually eligible as a historical resource for the purposes of CEQA under Criterion 1 (Events) for its role in local history.

Persons: 1621 Folsom Street does not appear to be eligible under Criterion 2 (Persons). City Directories and the San Francisco Biographical File were consulted; however, no information related to the original or subsequent owners was discovered that would associate them with any known historical significance.

Architecture: Based on the information provided and a site visit performed by Planning Department Preservation Staff, the Department believes that the subject building, with the exception of some modest details and applied ornamentation, is a vernacular residential structure that relates to the Western SoMa Light Industrial & Residential historic context. However, it does not possess the characteristics that would identify it as individually eligible for the California Register under the architecture criterion. There is no

known information regarding the builder, Thomas Horrocks, which would identify him as a master or the subject building as the work of a master. Under the Western SoMa Light Industrial & Residential Historic District the subject building was identified as a contributor to the potential historic district. However, based on the additional information provided by Kelley & VerPlanck and Preservation Staff site visits, the Department believes that the block of Folsom between 12th and 13th Streets lack sufficient integrity and the boundaries should be redrawn to eliminate this block face from the potential historic district. For more information, please see the integrity discussion below.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: While the subject building has had some modifications, it retains a good level of historic integrity. In particular, the 2nd-floor windows have been replaced with aluminum windows; the entry doors do not appear to be original but they may be from the period of significance as identified in the historic context; and, a colorful ceramic mural has been installed on the primary façade at the 2nd-floor. All other features appear to be from the date of the subject building's construction. However, the context of the subject building as it relates to the potential historic district has been heavily compromised. Based on the additional information provided by Kelley & VerPlanck and Preservation Staff site visits, the Department believes that the block of Folsom between 12th and 13th Streets lack sufficient integrity and the boundaries should be redrawn to eliminate this block face from the potential historic district.

The Department believes that the immediate area has a very weak level of visual cohesion through the cumulative number of alterations to contributing building and the overall number of non-contributing buildings. The Department does not concur with the integrity evaluation for the subject block prepared by Kelley & VerPlanck.

It is also important to note that the Kelley & VerPlanck report states that in this area there are a total of 21 lots associated with the block face. Of those lots there are nine residential buildings; six commercial/industrial buildings; one ancillary structure; and five surface parking lots. The period of significance for the potential district is 1906-1936. The period of construction for the commercial/industrial buildings is 1937-1978, which is outside the period of significance of the potential district. Therefore, the block face contains 50% or fewer potential contributors to the district.

While the consultant believes that the building is a contributor to a potential district, the Department has determined that the number and extent of the intrusions have greatly weakened the integrity of this block face in terms of its setting, feeling, and association and therefore should be excluded from the potential historic district.

3. Determination of whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

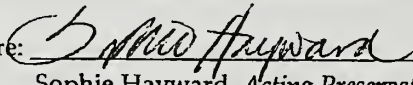
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources. The surrounding block does not appear to retain integrity as aprt of the potential historic district.

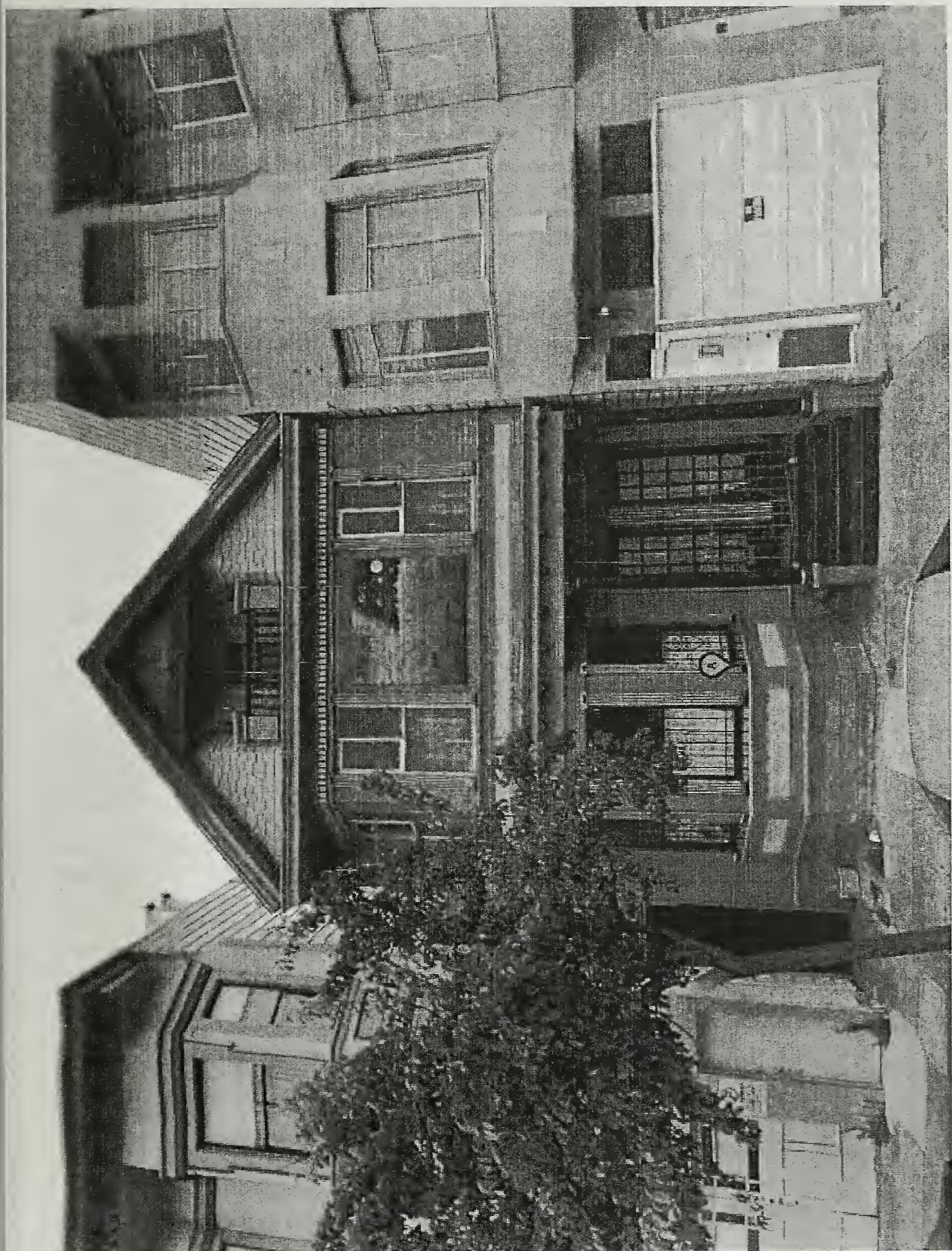
PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 05-19-2020

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

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SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

APR 16 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

GOVERNMENT
DOCUMENTS DEPT

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

JUN 24 2010

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent): *Timothy*

Date: 4/15/2010

(For Staff Use Only) Case No. 2010.0297E

Address: 1770-16th Avenue

Block/Lot: 2051 031

2052A

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>TINA VU</u>	Telephone No.	<u>415 748-6304</u>
Address	<u>1770 - 16th AVE.</u>	Fax No.	<u>-</u>
	<u>SAN FRANCISCO, CA</u>	Email	<u>TMVUL @ yahoo.com</u>
Project Contact	<u>TINA VU</u>	Telephone No.	<u>415 748-6304</u>
Company	<u>-</u>	Fax No.	<u>-</u>
Address	<u>1770 - 16th AVE</u>	Email	<u>TMVUL @ yahoo.com</u>
	<u>SAN FRANCISCO, CA</u>		

Site Information

Site Address(es): 1770-16th AVENUE

Nearest Cross Street(s) WRIEGA STREET

Block(s)/Lot(s) 2052 / 031 Zoning District(s) RH 1

Site Square Footage _____ Height/Bulk District 40X

Present or previous site use SINGLE FAMILY DWELLING

Community Plan Area (if any) N/A

Project Description: please check all that apply

- ☒ Addition
 ☐ Change of use
 ☐ Zoning change
 ☐ New construction
- ☐ Alteration
 ☐ Demolition
 ☐ Lot split/subdivision or lot line adjustment
- ☐ Other (describe) _____ Estimated Cost _____

Describe proposed use SINGLE FAMILY DWELLING

Narrative project description. Please summarize and describe the purpose of the project.

ADD 3RD FLOOR TO EXISTG SFD, NO CHANGE TO EXISTING FACIA OF BUILDG. NEW TOP FLOOR SETBACK 15'-0" FROM FACE OF BLDG. INTERIOR REMODELING OF EXISTING BLDG.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2575 ϕ SFD	2575 ϕ SFD	912.5 ϕ SFD	3487.50 ϕ SFD
Retail	-	-	-	-
Office	-	-	-	-
Industrial	-	-	-	-
Parking	2	2	0	2
Other (specify use)				
Total GSF	2575 ϕ	2575 ϕ	912.5 ϕ	3487.5 ϕ

Dwelling units	1	1	0	1
Hotel rooms	-	-	-	-
Parking spaces	2	2	0	2
Loading spaces	-	-	-	-
Number of buildings	1	1	-	1
Height of building(s)	20	20	10	30
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

W.E. Smith 6-18-2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1770 16th Avenue
Block/Lot: 2052A/031
Case No.: 2010.0297E
Date of Review: June 10, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition on a single-family dwelling. The proposed third floor would be set back 15-feet from the front building wall. The addition would add approximately 912 gross square-feet to the existing 2,575 gross square-foot dwelling.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that 1770 16th Avenue was constructed in 1939. The property is not included on any local historic surveys, and is not included on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a mid-block lot located between Noriega and Ortega Streets in the Golden Gate Heights neighborhood of the Inner Sunset District. The property is located within a RH-1(D) (Residential, House, Single-Family (Detached) Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of detached single-family homes constructed primarily in the 1930's and 1940's. Most of the buildings appear to be "tract" homes by Henry Doelger. Visual continuity is defined by stucco buildings with similar façade compositions with large setbacks and a similar scale. The neighborhood is not within an identified historic district and there are no known historic resources on the subject or facing blocks.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

1770 16th Avenue is a two-story "tract" home by Henry Doelger. The building's ground floor is composed of two bays, one bay containing a recessed garage entrance and the other containing a decorative recessed entry. A non original trellis surrounds the garage entrance. There is a projecting bay window at the second floor with an iron balcony above the garage and a secondary window with a window box above the entry. The building's original front windows have been replaced by vinyl slider type windows with canvas awnings above. The building is topped with a decorative hipped roof that hides a flat roof behind. The building's only ornamentation is the coining at the corners and brackets beneath the bay window. The building's roof and coining would indicate that has French design influences. The building does not appear eligible for listing on the California Register. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Information provided in the supplemental information prepared by the property owner does not indicate that the building is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Elmer S. and Sarah Z. Palmquist were the first owners of 1770 16th Avenue. Neither the Palmquists nor any of the subsequent owners/occupants of the property were found to be important in our local, regional, or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property was designed by Henry Doelger, a prominent San Francisco developer. Doelger built about 25,000 homes, mostly within the western part of the City. Although Doelger was a prolific and significant developer in the City the subject block does not represent his best work in terms of artistic value.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

Although the immediate neighborhood is associated with Henry Doelger, a significant developer, it does not in any way appear to be distinguishable from many other blocks in the neighborhood. Because this "tract" style is such a common building type in the western portion of the City any area considered to be a district should have a high degree of integrity and cohesiveness to differentiate it

from the rest of the neighborhood. Many of the buildings on the subject block face have had minor modifications (windows, garage doors, and vertical additions) that are crucial elements given the relatively simple and uniform plan, massing, and construction materials of these homes.

Based on the criteria for eligibility for the California Register, 1770 16th Avenue does not appear to be eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California register, therefore an investigation into the subject building's integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

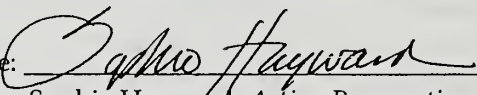
-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historic resources that would be impacted by this project.

PRESERVATION COORDINATOR REVIEW

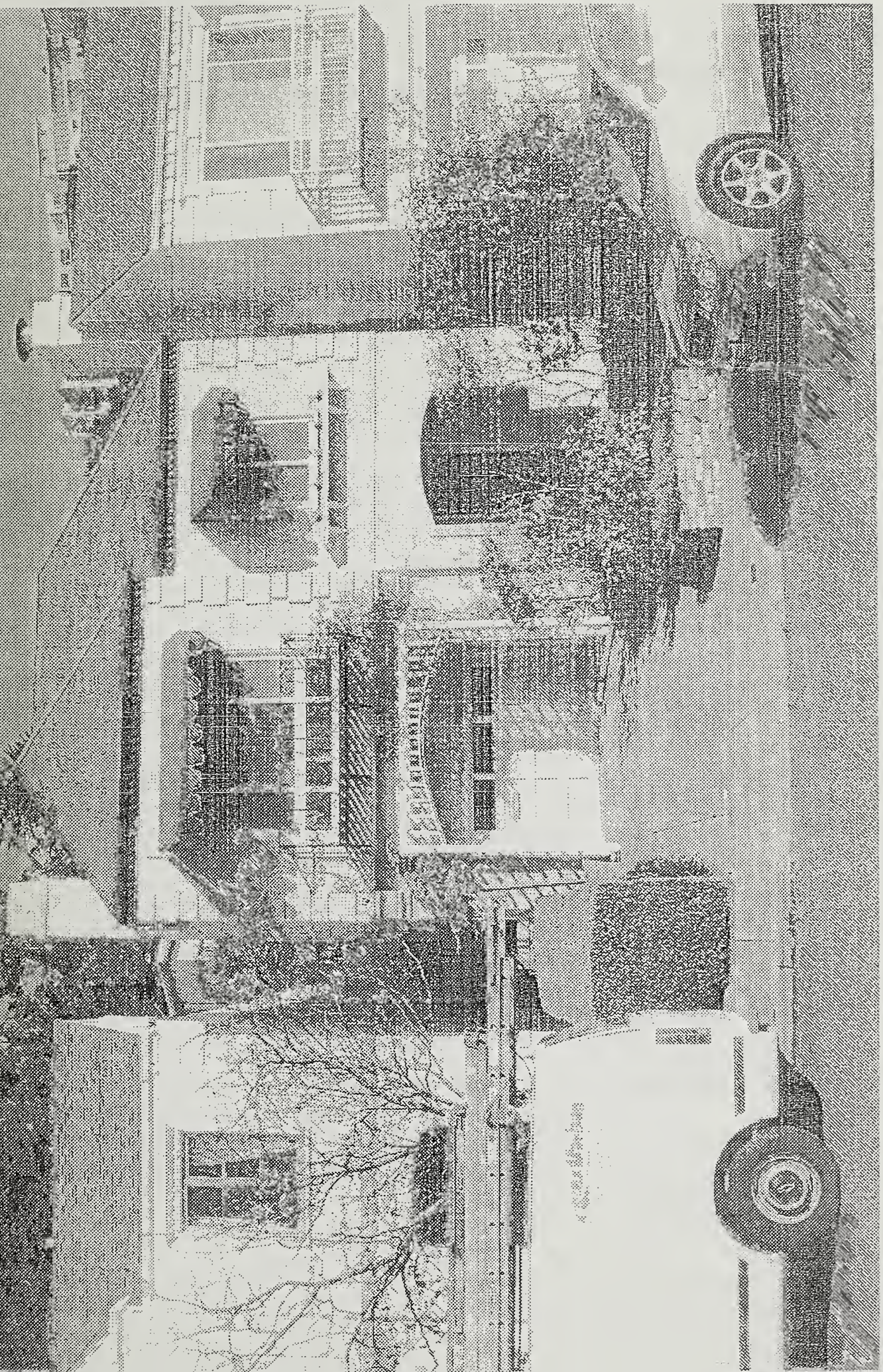
Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 06/11/2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Brett Bollinger, MEA Planner
Viraliza Byrd / Historic Resource Impact Review File

MES\G:\Documents\WORD\Preservation\1770 16th Ave..doc

No change to front of Buda.



THE UNIVERSITY OF CHICAGO
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1000 S. MICHIGAN AVE.
CHICAGO, ILL. 60607



SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

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JUN 11 2009

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

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The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☐	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

GOVERNMENT
DOCUMENTS DEPT

JUN 24 2010

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

W Vanly

Date:

6/11/09

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No. _____

Address:

916 Ortega

Block/Lot:

7253/18

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner JAKE & DONNA NE Telephone No. 810 6886
 Address 1902 NORIEGA ST #200 Fax No. _____
SF, CA 94122 Email _____
 Project Contact VAN LY Telephone No. 468-3222
 Company VAN T. LY & ASSOC. Fax No. 468-3377
 Address 8 BRUSSELS ST Email VAN T. LY 204 @ SBC
SF - CA 94134 @GLOBAL.NET

Site Information

Site Address(es): 916 ORTEGA
 Nearest Cross Street(s) 16th AVENUE
 Block(s)/Lot(s) 2053/18 Zoning District(s) RH1-(D)
 Site Square Footage _____ Height/Bulk District 40X
 Present or previous site use SINGLE FAMILY HOUSE
 Community Plan Area (if any) _____

Project Description - please check all that apply

- ☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use SINGLE FAMILY HOUSE

Narrative project description. Please summarize and describe the purpose of the project.

TWO-STORY REAR ADDITION & A NEW THIRD FLOOR
 ADDITION TO THE EXISTING SINGLE FAMILY HOUSE.
 REMOVE NON-CONFORMING REAR ACCESSORY SHED.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,918	1,918	1,816	3,734
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	770	664	0	664
Other (specify use)				
Total GSF				

Dwelling units	1	1	0	
Hotel rooms	0	0	0	
Parking spaces	1	1	0	
Loading spaces	0	0	0	
Number of buildings	1	1	0	
Height of building(s)	19'-10"	19'-10"	10'	29'-10"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

W. S. Smith 6-18-2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: 916 Ortega Street
Block/Lot: 2053/018
Case No.: 2009.0521E
Date of Review: June 18, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT

☐

Demolition

☒

Alteration

PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition, a rear horizontal addition, and alter the the building's street façade. The vertical addition would be set back approximately five-feet from the front building wall. The proposal would add 2,198 square-feet to the existing single-family dwelling.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records and archival permit records indicate that 916 Ortega Street was constructed in 1931 but 3R records indicate that it was constructed in 1932. The property is not included on any historic surveys and it is not included on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is more than 50 years old.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the north side of Ortega Street between 16th and 17th Avenues in the Inner Sunset neighborhood and within a RH-1(D) District and a 40-X Height and Bulk District. The neighborhood is defined by detached single-family dwellings from the 1930's through the 1950's that are clad in stucco and have a similar scale and massing. The adjacent building to the east fits this description but the adjacent building to the west differs because it is clad in stone at the base with horizontal vinyl siding on the upper floors. Both adjacent buildings have been altered and feature third floor additions. Although most of the buildings share many common features, many suffer from a lack of visual integrity. The neighborhood is not within an identified historic district and there are no such districts nearby.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 916 Ortega Street is a vernacular "row house" with Mediterranean details. The building's façade features a garage entry and stairs with multiple landings at the ground floor. The stairs access an entry porch with arched openings and a gabled Spanish tiled roof that leads to a recessed entrance located at the second floor. The porch is decorated with a garland ornament over the street facing arch. The second floor partially cantilevers over the ground floor and features a series of three arched aluminum windows situated asymmetrically above the garage entrance. The building is topped with a Spanish tiled gabled roof that terminates into a flat roof after approximately eight-feet. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Research presented in the information prepared by Jake Ng does not indicate that the building is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

916 Ortega Street has been owned and occupied by members of the Schlesinger family since it was constructed in 1932 until it was sold to the current owners Jake and Donna Ng in 2007. None of the members of the Schlesinger family were found to be important in our local, regional, or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

S. W. Band, a local contractor, is listed as the builder of record for the subject property. It is unknown whether Mr. Band also designed the subject building. The building design was likely borrowed from another developer or taken from a pattern book because there are several variations of the building found throughout the neighborhood. The building does not possess high artistic values and is not the work of a master architect; therefore, it is not eligible for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

Although the neighborhood is somewhat unified by scale, materials, and age the buildings do not appear to be distinguishable from many other blocks in the neighborhood. Because this building style is such a common building type in the western portion of the City any area considered to be a district should have a high degree of integrity and cohesiveness to differentiate it from the rest of the neighborhood. Furthermore, many of the buildings on the subject block face have details that have been modified (e.g. windows, garage doors, cladding, and vertical additions) that are crucial elements given the relatively simple and uniform plan, massing, and construction materials of these homes.

Based on the criteria for eligibility for the California Register, 916 Ortega Street does not appear to be eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

-
3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

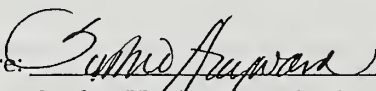
-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historic resources that would be impacted by this project.

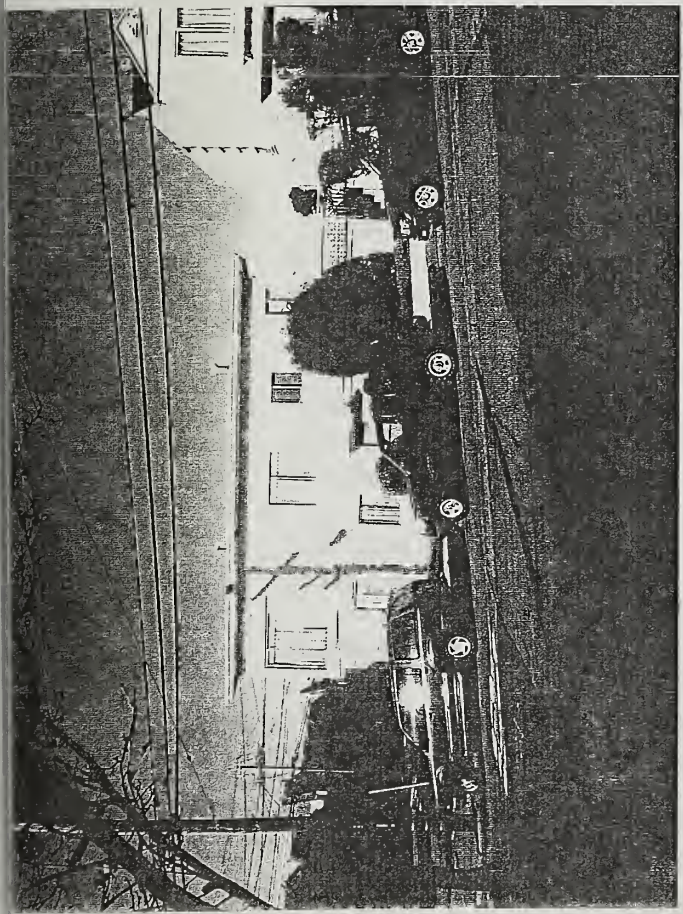
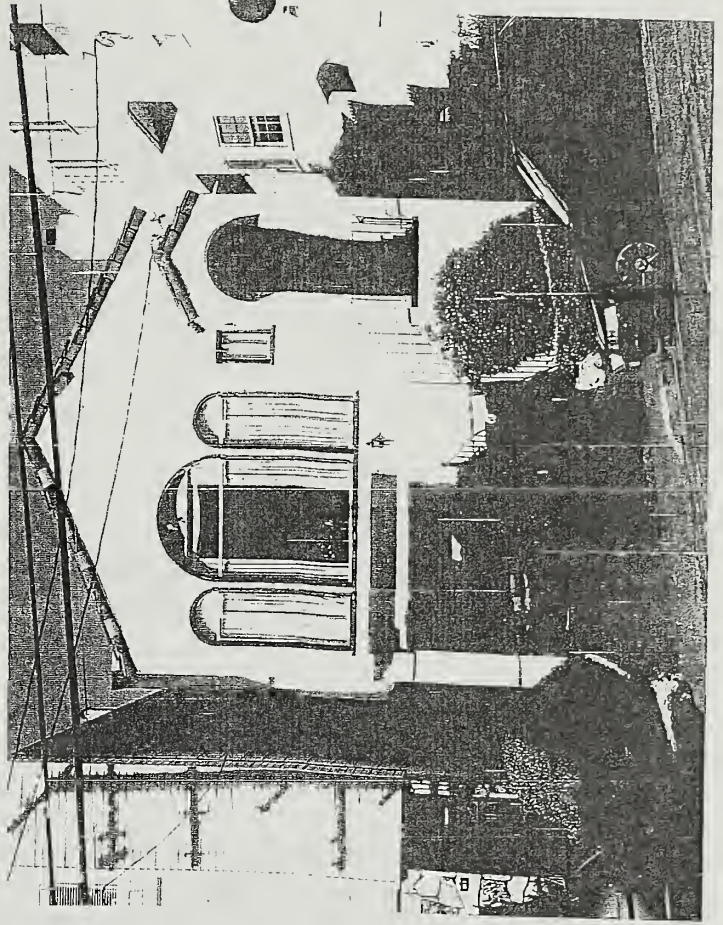
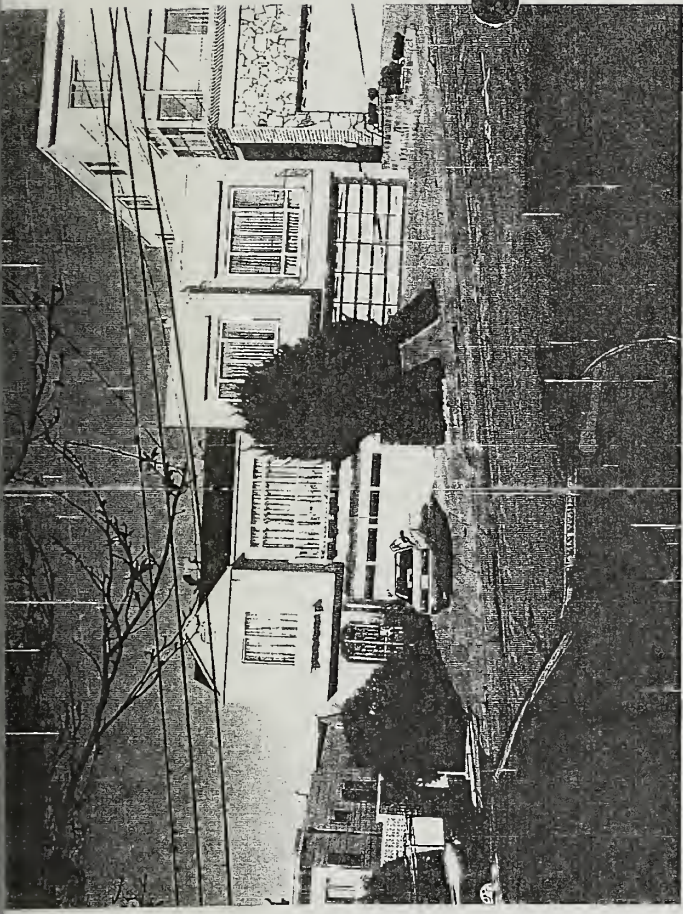
PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 06.18.2010

cc: Linda Avery-Herbert, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

MES\G:\Documents\WORD\Preservation\916 Ortega St\HRER.doc



924 ORTEGA 916 ORTEGA

LOC 1

SFPUC



WATER

POWER

SAN FRANCISCO PUBLIC UTILITIES COMMISSION

BUREAU OF ENVIRONMENTAL MANAGEMENT

1145 Market St., Suite 500, San Francisco, CA 94103 • Tel. (415) 934-5700 • Fax (415) 934-5750 • TTY (415) 554.3488



June 18, 2010

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AUG 19 2010

SAN FRANCISCO
PUBLIC LIBRARY

Diana Sokolove, Senior Environmental Planner
Attn: Tim Johnston, Environmental Planner
Major Environmental Analysis Division
San Francisco Planning Department
1650 Mission Street, Fourth Floor
San Francisco, CA 94103

**Subject: CEQA Exemption Request for Geotechnical and Exploratory Borings
and Test Well Installation for the San Francisco Groundwater Supply Project**

Project Number: CUW 30102
Index Code Number: 730125

Dear Tim:

The San Francisco Public Utilities Commission (SFPUC) requests review of the proposed Geotechnical and Groundwater Information Collection Project in Golden Gate Park (Project) under the California Environmental Quality Act (CEQA). The purposes of this letter are to (1) provide the Major Environmental Analysis (MEA) Division with information on the proposed Project, and (2) request MEA review and concurrence that the proposed Project is categorically exempt under CEQA Section 15301, Class 6 (basic data collection, research, experimental management, and resource evaluation activities that do not result in a serious or major disturbance to an environmental resource). The proposed Project would collect geotechnical, hydrogeologic, and groundwater information required to facilitate the design of the San Francisco Groundwater Supply Project.

The following description of the proposed activities demonstrates that the proposed Project would not result in any adverse environmental effects, and provides support for our recommendation that the activities are categorically exempt under CEQA.

The Project would be conducted in compliance with applicable federal, State and local regulations and under contractual provision prohibiting work in violation of applicable regulations and plans. Contractors would comply with all of the SFPUC Standard Construction Measures, issued February 7, 2007, which are on file at MEA.

Described below is background information that summarizes the proposed Project. Environmental information is also presented, and CEQA compliance is addressed.

BACKGROUND

The proposed Project aims to facilitate planning and design of the San Francisco Groundwater Supply Project. The overall goal of SFPUC's Water System

MEA CASE NO. 2010.0481E

GAVIN NEWSOM
MAYORANN MOLLER CAEN
PRESIDENTF.X. CROWLEY
VICE PRESIDENTFRANCESCA VIETOR
COMMISSIONERJULIET ELLIS
COMMISSIONERANSON B. MORAN
COMMISSIONERED HARRINGTON
GENERAL MANAGER

1/10

HETCH HETCHY
WATER SYSTEM
IMPROVEMENT
PROGRAM

Improvement Program (WSIP) San Francisco Groundwater Supply Project is to augment the City's water supply with locally developed groundwater. The project goal would be met with the conversion of two existing irrigation wells in Golden Gate Park and installation of up to four new groundwater wells for potable water use. One of the proposed new well stations would be located inside Golden Gate Park. The SFPUC, in consultation with the San Francisco Recreation and Park Department (SFRPD), has determined that the preferred location for the new well station would be the Central Pump Station site.

The proposed Project consists of drilling geotechnical borings at the Central Pump Station and North Lake Deepwell (one of the existing irrigation well stations proposed for conversion to potable well station) sites and the construction of a test well at the Central Pump Station site. The purposes of the proposed geotechnical borings and test well are: 1) to collect hydrogeologic and geotechnical information; 2) to collect and analyze groundwater quality samples; and 3) to conduct pumping tests for evaluating the pumping rates and pumping water levels in the test well, and to determine aquifer transmissivity. This investigatory information would ultimately support the design of the proposed new well station in Golden Gate Park. The proposed test well may be converted to a permanent production well if warranted by the test results and other analyses. And if the test well is not converted to a production after CEQA review of the San Francisco Groundwater Supply Project is completed, then the well would be decommissioned and the site restored.

In October 2009, MEA provided a categorical exemption for the proposed project (see attachment) as well as two exploratory borings at the Central Pump Station and Urban Forestry sites. The previous exemption stated that all work would be completed by January of 2010. However, due to project delays, only the exploratory borings were completed by January 2010 and the geotechnical borings as well as the test well would not be completed until the end of this year. Therefore, another categorical exemption is required due to the revised project schedule.

PROJECT DESCRIPTION

The proposed Project consists of four geotechnical borings and one test well at two sites within Golden Gate Park. Specific Project components are detailed further below for each site.

Geotechnical Borings at North Lake Deepwell Pump Station Site

Two geotechnical borings are proposed for the North Lake Deepwell Pump Station site. The North Lake Deepwell Pump Station was constructed in 2001 and is next to Chain of Lakes Drive, approximately 60 feet south of Fulton Street, within the western area of Golden Gate Park (see Figure 1). The site consists of the existing well station and an access road, and is surrounded by trees typically found in Golden Gate Park, mostly Monterey pine and cypress.

The drilling of two borings is proposed within the boundaries shown on the attached Figure 1. The precise locations of the borings would be determined by the drilling contractor, but would be close to the existing well station building. Two 8-inch diameter borings would be drilled to approximately 40 feet below ground surface (bgs). Borings would be backfilled with cement grout in accordance with San Francisco Department of Public Health, Environmental Health Section permit requirements.

Additional Geotechnical Borings and Test Well at Central Pump Station

Two geotechnical borings and a test well would be developed at the Central Pump Station site, within the boundaries delineated on Figure 2.

The geotechnical borings would be drilled in the same manner as described for the North Lake Deepwell Pump Station site.

To install the test well, first, the site would be cleared of woody debris, which would be temporarily stockpiled. Then two areas would be graded and covered with gravel base rock, to create a level pad to support the drill rig and other equipment. A 36-inch steel starter pipe would be installed to a depth of 20 feet. Landing beams would be placed to protect the ground surface in the vicinity of the well bore. A 32-inch diameter borehole would be drilled to a depth of 50 feet, and a 24-inch diameter steel conductor casing will be installed to a depth of approximately 50 feet. Then a 22-inch diameter production borehole would be drilled to a depth of approximately 400 to 450 feet. The well casing, consisting of a 12-inch diameter steel well casing and wire-wrapped, stainless steel well screen, would be installed in the production borehole. A 2-inch diameter black steel pipe would be installed to a depth of approximately 200 feet. This pipe would serve as a sounding pipe for measuring water levels in the well and would extend approximately 2 feet above the ground surface. Finally, an impervious seal consisting of sand/cement grout would be placed in the well annular space above the filter pack.

Development of the well would begin after the grout seal has set for a minimum of 24 hours. Initial development of the well would be performed using airlift pumping and swabbing of the well screen. Final development of the well would be performed by surging and pumping using a temporary, mobile engine-driven deep well turbine pump. No permanent facilities would be constructed to connect the test well to the SFPUC's potable water distribution system or the irrigation system within Golden Gate Park.

Various well pumping tests would be performed after final well development. These tests would include: (a) 2-hour pumping tests with 30-minute recovery periods ("step-drawdown test") at capacities of approximately 65 percent, 100 percent and 125 percent of the final design capacity of the well; and (b) continuous pumping for 1 to 3 days at the final design capacity of the well ("constant-discharge aquifer test").

Groundwater samples would be collected during the pumping tests to verify the water quality produced.

When the pumping tests have been completed and the test pump removed, final activities would include: a test for plumbness and alignment; a video survey of the entire casing and screen assembly; and disinfection of the completed well. After disinfection, a steel cover plate would be welded on top of the 12-inch diameter well casing, which would extend approximately 2 feet above the ground surface. For protection, four 4-inch diameter steel guard posts would be set into the ground around the well casing. The test well site would be cleaned, and, if requested by the SFRPD, the baserock used for the drilling pad would be removed. If the baserock were removed, wood chips (mulch) would be spread over the site to prevent soil erosion.

Groundwater from final well development and pumping tests would be discharged to the City's combined sewer system or the Golden Gate Park Central Pump Station underground reservoir.

Equipment and Construction Schedule

Construction equipment would include a truck-mounted drill rig, flatbed support truck for the drill pipe, small dump truck, two to three pickup trucks, geophysical logging truck, and engine-driven test pump. Equipment staging would be located within the delineated boundaries shown on Figures 1 and 2 and parking would be on the nearest roads adjacent to the Project sites, including Chain of Lakes Drive (North Lake Deepwell Pump Station) and Overlook Drive (Central Pump Station).

The geotechnical borings would take approximately 2-3 days and the test well would take approximately 4 weeks to complete. The geotechnical borings and the test well would be constructed between after environmental review is complete and other necessary approvals are obtained. Construction activities would primarily occur between 7:00 a.m. and 6:00 p.m. Monday through Friday. The 24 to 72 hour pumping tests of the test well would be continuous and would require the operation of the pump at night and possibly on the weekend depending on when the pumping tests begin. The Project would commence after environmental review is complete.

The work crew would be required to comply with the SFPUC Standard Construction Measures issued February 7, 2007 and which are on file with MEA.

ENVIRONMENTAL INFORMATION

Air Quality

Emissions of dust and air pollutants during the drilling activities are expected to be minimal given their short duration and limited use of equipment. No adverse air quality effects are anticipated.

Aesthetics

The geotechnical borings would be subsurface investigations that would not result in any visible development. Installation of a new well casing, a concrete apron, and bollards above ground surface for the test well at the Central Pump Station site would result in minimal change in the visual quality or character of the site and surroundings. In addition, the test well would be located in areas lower than surrounding public road and, therefore, would not be visible from Overland Drive. Consequently, potential adverse effects on visual resources are not anticipated as a result of the test well installation.

Cultural Resources

As indicated in ESA's Draft San Francisco Groundwater Supply Project CEQA Area of Potential Effects and Archaeological Survey Plan (September, 2009), no recorded archaeological resources are located within the proposed sites. Furthermore, the drilling contractor would be required to comply with the SFPUC Standard Construction Measures issued February 7, 2007, as applicable, in particular related to accidental discovery of sub-surface cultural resources. Therefore, adverse effects on archaeological resources are not anticipated.

Noise

At the North Lake Deepwell Pump Station site, the nearest residences are approximately 150 feet north of the Project site, on the north side of Fulton Street (Figure 1). The equipment used for the proposed geotechnical borings would generate some temporary short-term noise, but would remain within the ranges of noise levels typically associated with construction activities and would not greatly exceed noise generated by vehicular traffic on Fulton Street. Since the proposed borings would occur between 7:00 a.m. and 6:00 p.m., they would be in compliance with the San Francisco County Ordinance for construction-related noise. Given the short duration of the borings activities (2-3 days), resultant adverse noise effects are not anticipated resulting from the geotechnical borings at the North Lake Deepwell Pump Station site.

The Central Pump Station site does not have residences within 1,000 feet. The 24 to 72 hour pumping tests would require work at night time and possibly on the weekends, depending on when the tests begin. However due to a lack of sensitive receptors near the site, the potential nighttime and weekend noise would not result in adverse noise effects. Also, adjacent sidewalks on Overlook Drive experience frequent recreational use, which may be affected by the proposed borings, test well drilling, and pumping tests. However, noise generated by the drill rigs would be temporary in nature, lasting approximately three days for the borings, two and one-half weeks for the test well, and no more than three days for the pumping tests. Test well construction would only be conducted during the weekdays between 7:00 am

and 6:00 pm. The drilling contractor would be required to comply with the SFPUC's attached Standard Construction Measures issued February 7, 2007. Therefore, the Project would not result in adverse noise effects.

Recreation

The proposed Project would not be located on any trails, playgrounds, picnic areas, or meadows typically used by visitors in Golden Gate Park. The proposed Project activities would not be located in or adjacent to any existing visitor serving facilities. Therefore the proposed Project would not result in any adverse effects to recreational uses in Golden Gate Park.

Biological Resources

No federal- or State-listed endangered or threatened plant or animal species are known to occur at any of the proposed sites. Approximately five young wild plum trees would need to be removed to provide equipment access at the Central Pump Station site. No other trees would be removed. None of the wild plum trees are "street trees", "significant", or "landmark trees" as defined in the City's Urban Forestry Ordinance and, as such, their removal would not constitute an adverse effect on biological resources. Moreover, in accordance with Standard Construction Measure No. 7, the SFPUC would screen the proposed sites (i.e., conduct preconstruction bird surveys as appropriate during the nesting season, February 15 to September 15) and comply with all requirements for investigation, analysis, and protection of biological resources as necessary. Implementation of this standard construction measure would ensure that adverse effects to biological resources would not occur.

Hazardous Materials

Review of State Water Resources Control Board's GeoTracker website indicated no Leaking Underground Fuel Tank (LUFT), Spills, Leaks, Investigations and Cleanup (SLIC), Land Disposal, Department of Defense Non-Underground Storage Tank (DOD Non-UST), or State Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese list) sites were found on or adjacent to the Project sites. In addition, the SFPUC would ensure contractors take appropriate actions in the event hazardous materials are encountered, in accordance with the SFPUC Standard Construction Measure No. 3.

Water Quality

The proposed Project would not be located in any wetlands or other federal or state jurisdictional waters. The proposed discharge from test pumping would be conveyed to either the City's combined sewer system or to the Golden Gate Park Central Pump Station underground reservoir, neither of which are jurisdictional waters (pers comm. with RWQCB staff). Given the lack of hazardous materials at or near the Project location, the water quality of the existing wells in Golden Gate Park, the discharged

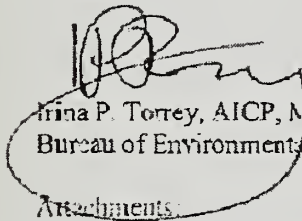
water is unlikely to be contaminated. Therefore, even if the underground reservoir were considered jurisdictional waters, discharge would be exempt from San Francisco's National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (MS4s) because discharge of uncontaminated groundwater is exempt. Therefore, the proposed Project would not cause any adverse effects to water quality.

CEQA Compliance/Recommendation

The SFPUC recommends that the San Francisco Groundwater Supply Project Geotechnical and Groundwater Information Collection Project in Golden Gate Park is categorically exempt under CEQA State Guidelines Section 15306, or Class 6 (Information Collection), which provides an exemption from environmental review for basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action that a public agency has not yet approved, adopted, or funded.

Should you have questions or require additional information regarding this CEQA exemption request, please contact the SFPUC Environmental Project Manager, YinLan Zhang at 487-5201.

Sincerely,

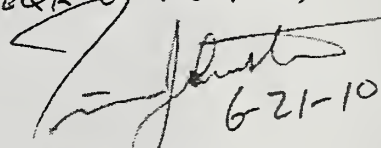

Irina P. Torrey, AICP, Manager
Bureau of Environmental Management

Attachments:

Figure 1, North Lake Deepwell Pump Station Site
Figure 2, Central Pump Station Site
Categorical Exemption from October 2009

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 6 (Information Collection)
PER SECTION 15306 OF
CEQA GUIDELINES


6-21-10

cc: Deputy City Attorney Lori Wider, Office of the City Attorney
Diana Sokolove, Senior Environmental Planner, Planning Department, MEA
Debra Temple, Project Engineer, SFDPW, Bureau of Engineering
Paula Kehoe, Manager of Water Resources Planning, SFPUC, Water Enterprise
Howard Fung, Regional Project Manager, SFPUC Infrastructure Division
Jeff Gilman, Project Manager, SFPUC Water Resources Planning, Water Enterprise



Figure 1

SAN FRANCISCO GROUNDWATER SUPPLY
CUW 30102

6007 'Leaves
Salmon', 2009

**NORTH LAKE
DEEPWELL PUMP STATION**

FOR REDUCED PLATE DEFORMATION, SCALE IS IN INCHES

Drawing Path: K:\GIS\MapDocs\San Francisco Groundwater Supply\Central Pump Station\GPW 30102.dwg
 Plot Date: Wed, 26 Sep 2008 10:23:08 AM
 Measurement Units: Feet
 Model Units: Feet



LEGEND:

- CONSTRUCTION AREA FOR EXPLORATORY BORING, TEST WELL AND GEOTECHNICAL BORINGS (INCLUDING STAGING AREA)
- GGP COMPOST YARD BOUNDARY

Figure 2

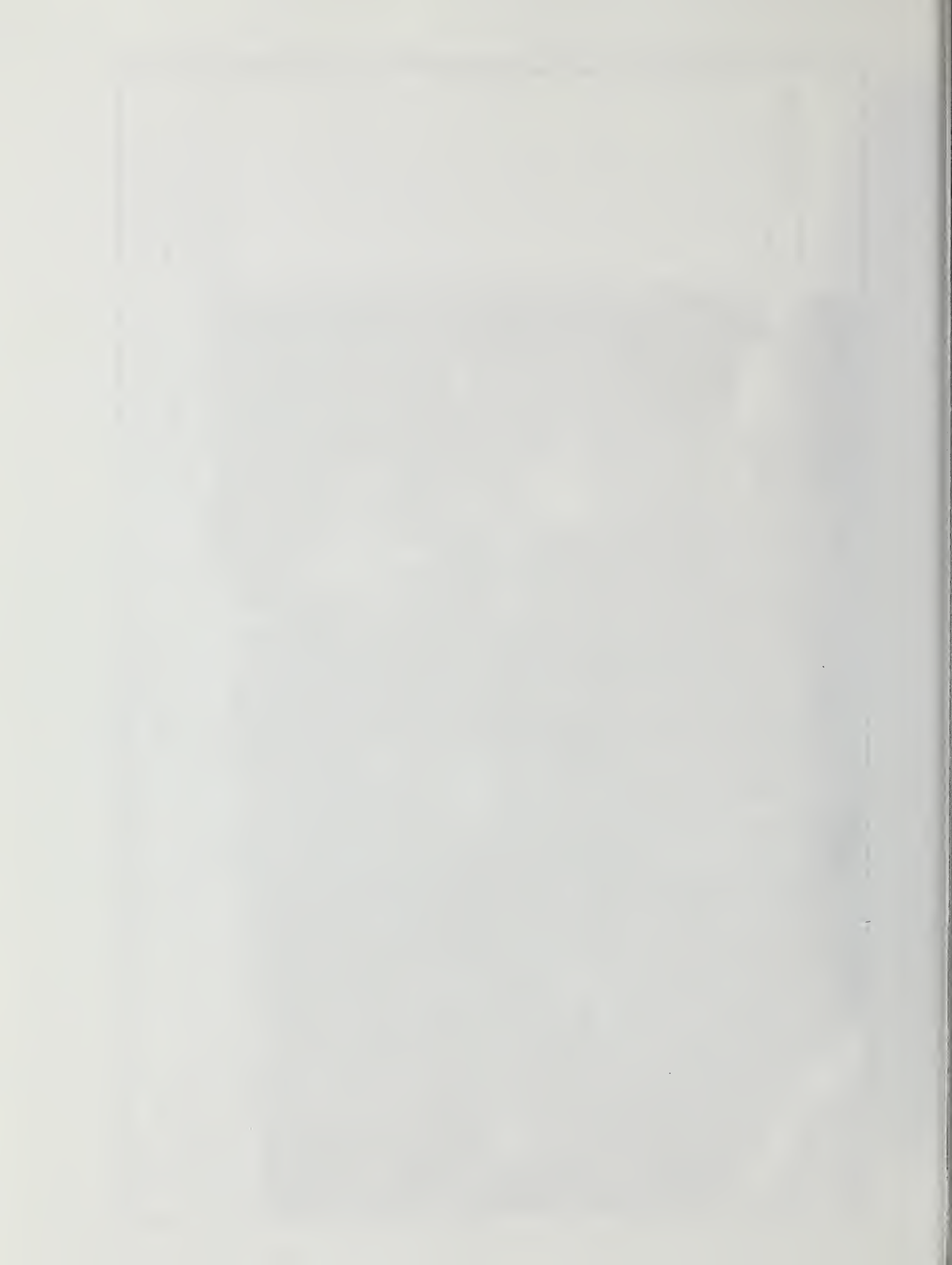
SAN FRANCISCO GROUNDWATER SUPPLY
 GWP 30102
 CENTRAL PUMP STATION SITE
 GOLDEN GATE PARK

Prepared for Categorical Exemption
 September, 2009

CITY AND COUNTY OF SAN FRANCISCO
 PUBLIC UTILITIES COMMISSION



FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES





SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
RECEIVED

MAR 31 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

JUN 29 2010

Signed (owner or agent): 

Date: 3.16.2010

(For Staff Use Only) Case No. 2010.02505

Address: 4206 23RD STREET
Block/Lot: 2772 / 020

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PUBLIC LIBRARY

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>MEYLA RUWIN</u>	Telephone No.	<u>415.763.0904</u>
Address	<u>4206 23RD ST</u>	Fax No.	<u>415.703.0914</u>
	<u>SAN FRANCISCO, CA 94114</u>	Email	<u>FORD@APPARATUS.COM</u>
Project Contact	<u>STUART HILLS / MICHAEL FORD</u>	Telephone No.	<u>(415) 703.0904</u>
Company	<u>APPARATUS ARCHITECTURE</u>	Fax No.	<u>(415) 703.0914</u>
Address	<u>357 GROVE ST</u>	Email	<u>STUART@APPARATUS.COM /</u>
	<u>SAN FRANCISCO, CA 94102</u>		<u>FORD@APPARATUS.COM</u>

Site Information

Site Address(es):	<u>4206 23RD ST</u>	<u>SAN FRANCISCO, CA 94114</u>
Nearest Cross Street(s)	<u>DIAMOND ST</u>	
Block(s)/Lot(s)	<u>2772 - 020</u>	Zoning District(s) <u>RH-2</u>
Site Square Footage	<u>1955 FT²</u>	Height/Bulk District <u>40-X</u>
Present or previous site use	<u>SINGLE-FAMILY RESIDENCE</u>	
Community Plan Area (if any)		

Project Description - please check all that apply

- | | | | |
|--|--|---|---|
| ☒ Addition | ☐ Change of use | ☐ Zoning change | ☐ New construction |
| ☐ Alteration | ☐ Demolition | ☐ Lot split/subdivision or lot line adjustment | |
| ☒ Other (describe) | <u>RENOVATE INTERIOR FINISHES</u> Estimated Cost | | |

Describe proposed use SINGLE-FAMILY RESIDENCE

Narrative project description. Please summarize and describe the purpose of the project.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2279 SF	2279 SF	1067 SF	3346 SF
Retail	N/A			
Office	N/A			
Industrial	N/A			
Parking	N/A			
Other (specify use)				
Total GSF	2279 SF	2279 SF	1067 SF	3346 SF

Dwelling units	1	1	0	1
Hotel rooms	N/A			
Parking spaces	1 (IN GARAGE)	1 (IN GARAGE)	0 / N/A 1 (IN GARAGE)	1 (IN GARAGE)
Loading spaces	N/A			
Number of buildings	1	1	0	1
Height of building(s)	24'-6"	24'-6"	5'-6"	30'-0"
Number of stories	1 + BASEMENT	1 + BASEMENT	1 STORY	2 + BASEMENT

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

[Signature] 6-22-2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 4206 23rd Street
Block/Lot: 2772/020
Case No.: 2010.0250E
Date of Review: June 15, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition on a single-family dwelling. The proposed third floor would be set back 4.5-feet from the front building wall. The addition would add approximately 941 square-feet to the existing 2,279 square-foot dwelling.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that 4206 23rd Street was constructed in 1900, a default date for many pre-1906 buildings. The building does not resemble architecture from the early twentieth century and the Sanborn maps of the property indicate that the building footprint has been altered. It is therefore assumed that the original building was either replaced or that a major addition was constructed but there are no records to indicate either. However, it is clear that the building is older than fifty years in age. The property is not included on any local historic surveys, and is not included on the National or California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a mid-block lot located between Eureka and Diamond Streets in the Noe Valley neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The immediate area consists largely of early twentieth century single-family and multi-family dwellings. Many of the buildings have gabled roofs. The adjacent building to the west is a Stick styled residence listed on the Department's 1976 Architectural Survey and the *Here Today* survey. The building located three properties to the east of the subject is also listed on the Department's 1976 Architectural Survey and the *Here Today* survey. The neighborhood is not within an identified historic district and there are no known historic resources on the subject or facing blocks.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register*

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

4206 23rd Street is a two-story "Marina" style row house. The building's ground floor is composed of one large bay containing a recessed garage entrance with a faceted bay window above. There is an elevated entrance on the east side of the building. The building is finished in stucco and topped with a decorative front parapet. According to Assessor's records the building was constructed in 1900 but it does not have any of the characteristics of an early twentieth century building. Rather it exhibits the characteristics of a "Marina" style building from the 1920's and 1930's. The façade composition is nearly identical to the adjacent building to the east which also has a construction date of 1900. There is a projecting bay window at the second floor with an iron balcony above the garage and a secondary window with a window box above the entry. The building has a gabled roof that is set back approximately 18-feet from the front wall which is an indicator that the building was altered by the construction of a front addition. According to the archival Sanborn Maps of the property the original building's footprint was identical to the adjacent buildings which comprised a row of four identical buildings; the adjacent building to the west, 4226 23rd Street, is the only building in the group that retains its original "Stick" style architecture. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Supplemental Information about the subject building was provided by Michael Ford of Apparatus Architecture. It could not be demonstrated in what little information that was found about the history of the property that it made a significant contribution to our local or regional history that would make it eligible for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

No records could be found about the building prior to 1937. According to Assessor's records the property was sold by E.A. O'Neill in 1937 to Eugene H. and Flora B. Bush. The property was transferred within the Bush family until 1968 when it was sold by Vernon and Margaret Bush to Alma Still. The property's ownership records for the period between 1975 and 1989 are incomplete. Nonetheless, it does not appear that any of the owners/occupants of the property were found to be important in our local, regional, or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The original architect associated with the addition to the building is unknown and therefore it is impossible to determine if he/she is a master in the field of architecture. The building does not possess distinctive characteristics or have high artistic value, thus it does not meet the threshold for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

The immediate neighborhood has a high concentration of early twentieth century buildings with few interruptions by newer buildings. More information in the form of a survey would be needed to determine if a potential district is present. The subject building is not a contributing building within this early twentieth century context because it is a "Marina" style building from the 1930s or 1940s and furthermore, it is located within a grouping of three buildings that also do not contribute to this early twentieth century context. There does not appear to be a district of "Marina" style buildings in the immediate area that the subject building would contribute to.

Based on the criteria for eligibility for the California Register, 4206 23rd Street does not appear to be eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: The subject building is not eligible for the California register, therefore an investigation into the subject building's integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*) ☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

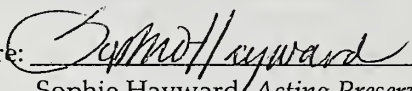
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The adjacent building to the west is a Stick styled residence listed on the Department's 1976 Architectural Survey and the *Here Today* survey. There is another building on the block face that also appears on the Department's and *Here Today* surveys. In the larger context these buildings share similar age (1890 – 1910), scale (two and three-stories), and materials (wood siding) but they appear to be the only elements linking the buildings together. Within the neighborhood there are small cohesive groupings of buildings of the same style. These off-site resources would not be impacted by the project because the existing building is clad in stucco and of a different style and therefore it does not contribute to the historical importance of the older buildings on the block face.

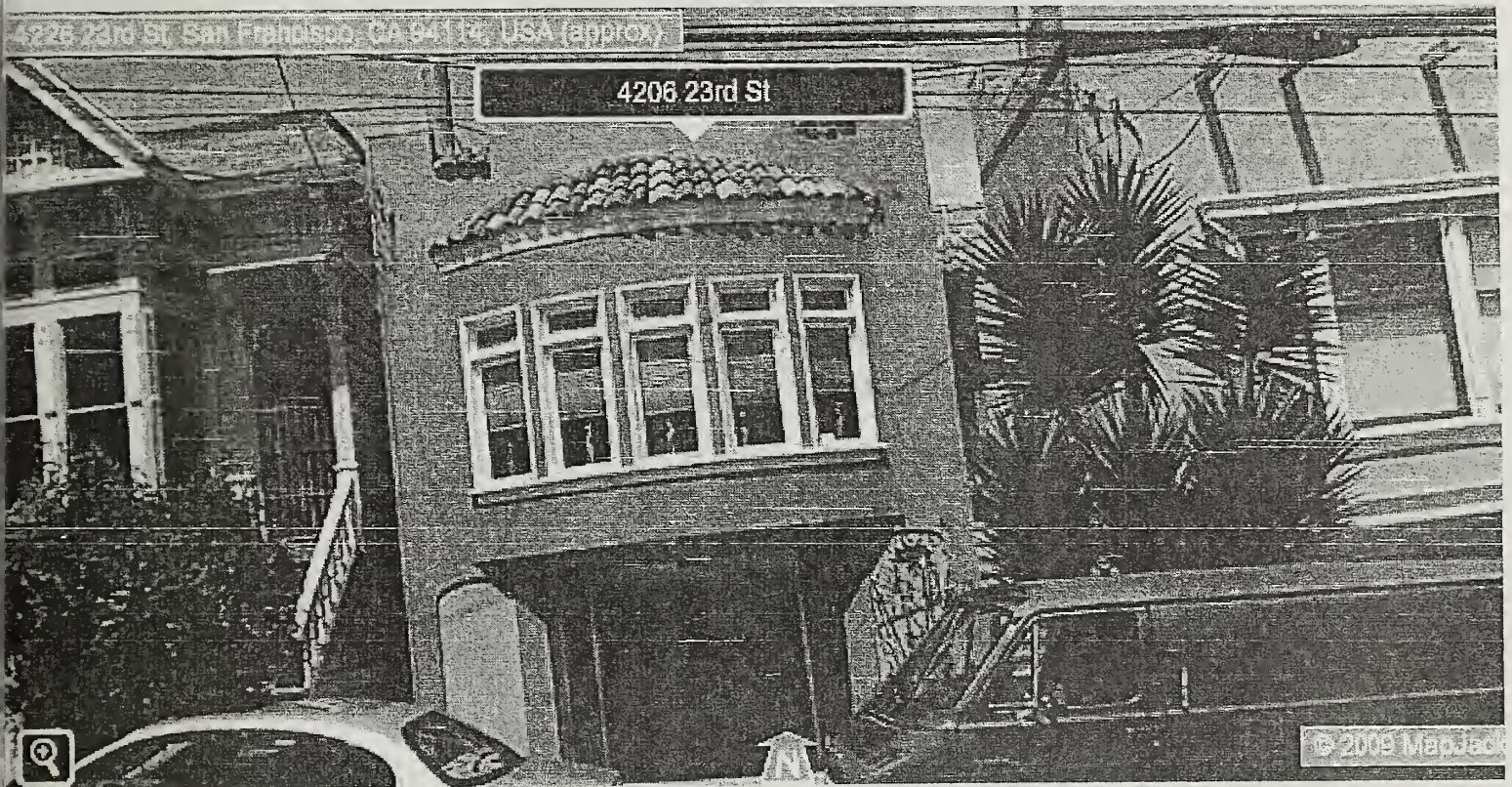
PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 06-22-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Brett Bollinger, MEA Planner
Viraliza Byrd / Historic Resource Impact Review File

MES\G:\Documents\WORD\Preservation\4206 23rd St..doc



4226 23rd St, San Francisco, CA 94114, USA (approx)

4206 23rd St



© 2009 MapJack

Gavin Newsom | Mayor

Tom Nolan | Chairman

Jerry Lee | Vice-Chairman

Cameron Beach | Director

Malcolm Heinicke | Director

Bruce Oka | Director

Nathaniel P. Ford Sr. | Executive Director/CEO

MEMORANDUM**RECEIVED**

MAY 26 2010

DATE: May 25, 2010
FROM: Rana Ahmadi R.A.
TO: Bill Wycko, Environmental Review Officer
THROUGH: Jerry Robbins
CC: Kenny Ngan, Project Manager
RE: Bayview Opera Plaza Improvements

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M E A

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JUL 15 2010

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The San Francisco Municipal Transportation Agency (SFMTA) in conjunction with the Redevelopment Agency proposes improvements to the exterior of the Bayview Opera House and the surrounding street improvements. The proposal involves improvements to the parking lot to the south of the Opera House, the open space within the lot, and street improvements in the immediate vicinity of the site. SFMTA is seeking environmental clearance from the San Francisco Planning Department for this proposal. The project is planned to be heard at the Redevelopment Agency Commission in mid-June.

Project Details

The project site is located on a triangular lot bound by Third Street to the west, Oakdale Avenue to the south, and Newcomb Avenue to the north. The eastern side of the project is extended to and includes the previously vacated Mendell Street.

The proposed project includes the following components:

- Conversion of the previous right of way of Mendell Street to a plaza. This area had been used as parking lot;
- Creation of a major pedestrian entry at the corner of Oakdale Avenue and Third Street;
- Installation of a new bulbout on Newcomb Avenue to accommodate new steps to the building entry from this street that would eliminate four non-metered on-street parking spaces;
- Two new curb ramps at the northeast and northwest corners of Mendell Street and Newcomb Avenue;



- Replacement of existing lighting and installation of pedestrian lighting;
- Upgrade of the site utilities including drainage, and electrical;
- Removal of existing fencing and brick walls;
- Replacement of existing paving;
- New seatwalls and planter walls;
- New trees, lawn and planting areas;
- New benches and trash receptacles;
- ADA site upgrades and improvements;
- New bollards at major plaza entries; and
- Decorative low fence and curb perimeter.

The extended bulbout length parallel to the sidewalk would be 45 feet on Newcomb Avenue. The bulbout footprint at the sidewalk curb would be and 80 feet. The footprint of the bulbout would start about 60 feet from the corner of Third Street and Newcomb Avenue.

Maximum depth of excavation for the construction of the Bayview Opera Plaza would be for new utility tie-ins, and would not exceed 10' in depth in limited locations.

Please see attached drawings for more details.

**SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW**

CLASS 1 - Existing Facilities

Improvements to street and plaza
around Bayview Opera House involving
negligible or no expansion of use.

No work proposed to Opera House building.

Brett Bollinger 6/23/10

RA:/ T:\T_E_FILES\Planning\Environmental\Bayview Opera House Plaza/CEQA Application

Approved Planning Dept. Brett Bollinger

2010.0489E

1. The first of these is the
fact that the system is not
self-sufficient. It is not
possible to produce all the
goods and services needed
for the system to function
without the aid of other
systems.



SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 4701 Third St.
Cross Streets: Oakdale & Newcomb Ave. Block/Lot: 5311/036
Case No. 2010.0489E Permit No. _____

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- ☒ **Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- ☐ **Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16.*)

- ☒ **Category A: Known Historical Resource** **Proceed to Step 3.**
Preservation Technical Specialist Review
- ☐ **Category B: Potential Historical Resource** **Proceed to Step 3.**
- ☐ **Category C: Not a Historical Resource** **Proceed to Step 4.**
No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: _____

- ☐ Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.
- ☐ Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.
- ☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2.</i>
	8. Installation of garage opening that meets the requirements of <i>Zoning Administrator Bulletin: Procedures and Criteria for Adding Garages to Existing Residential Structures, No. 2006.1b.</i>
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties.</i>
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties.</i>
<i>SMA</i>	16. Misc.

STEP 4: RECOMMENDATION

- ☒ No Further Historical Resource Review Required.
- ☐ Further Historical Resource Review Required: File *Environmental Exemption Application.*

Notes: Tree removal + curb bulbout will not significantly impact the manne.

Planner Name: _____

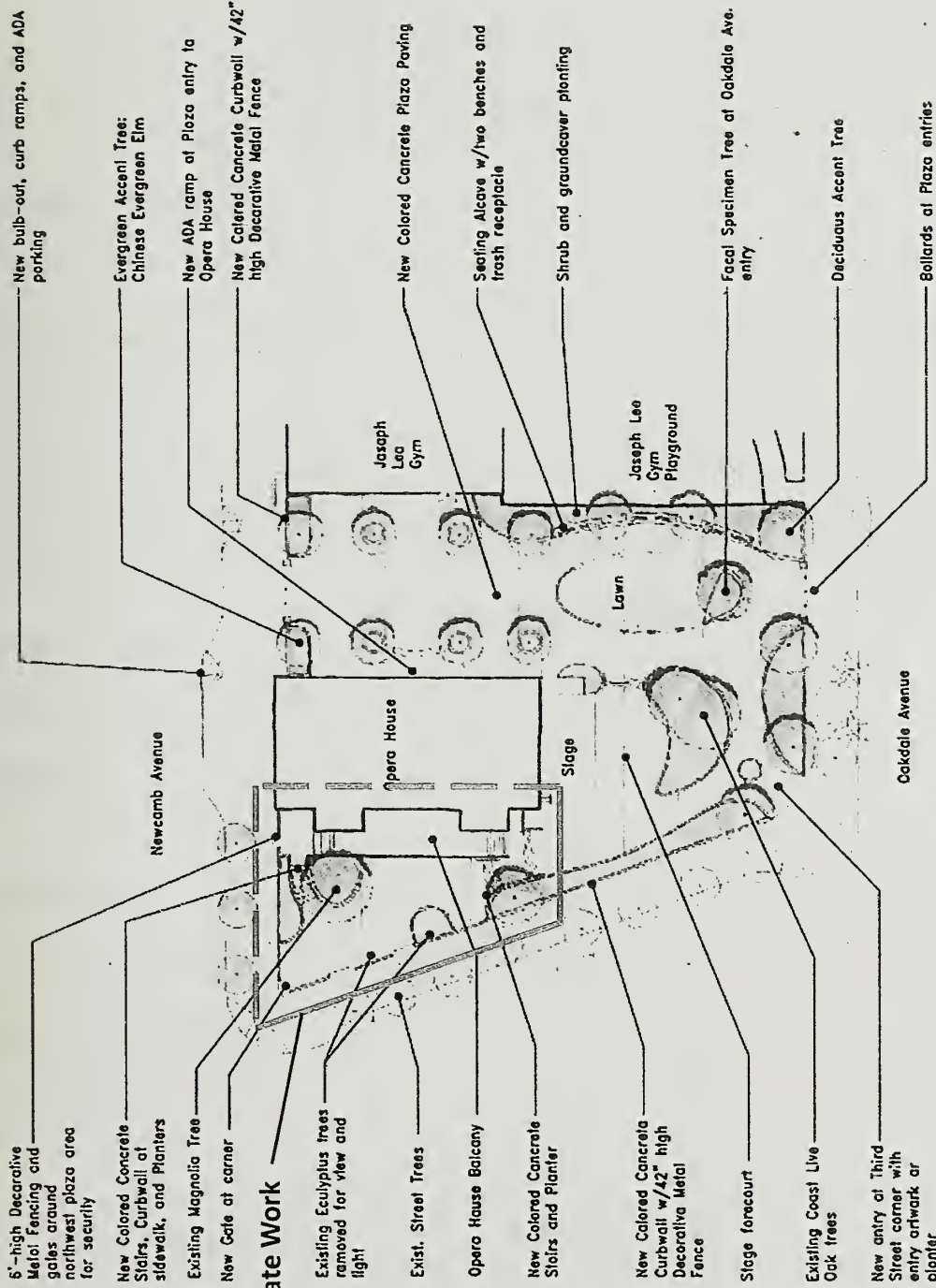
Signature: _____ Date: _____

Preservation Technical Specialist Name: Sophie Hayward

Signature: Sophie Hayward Date: 06-23-2010

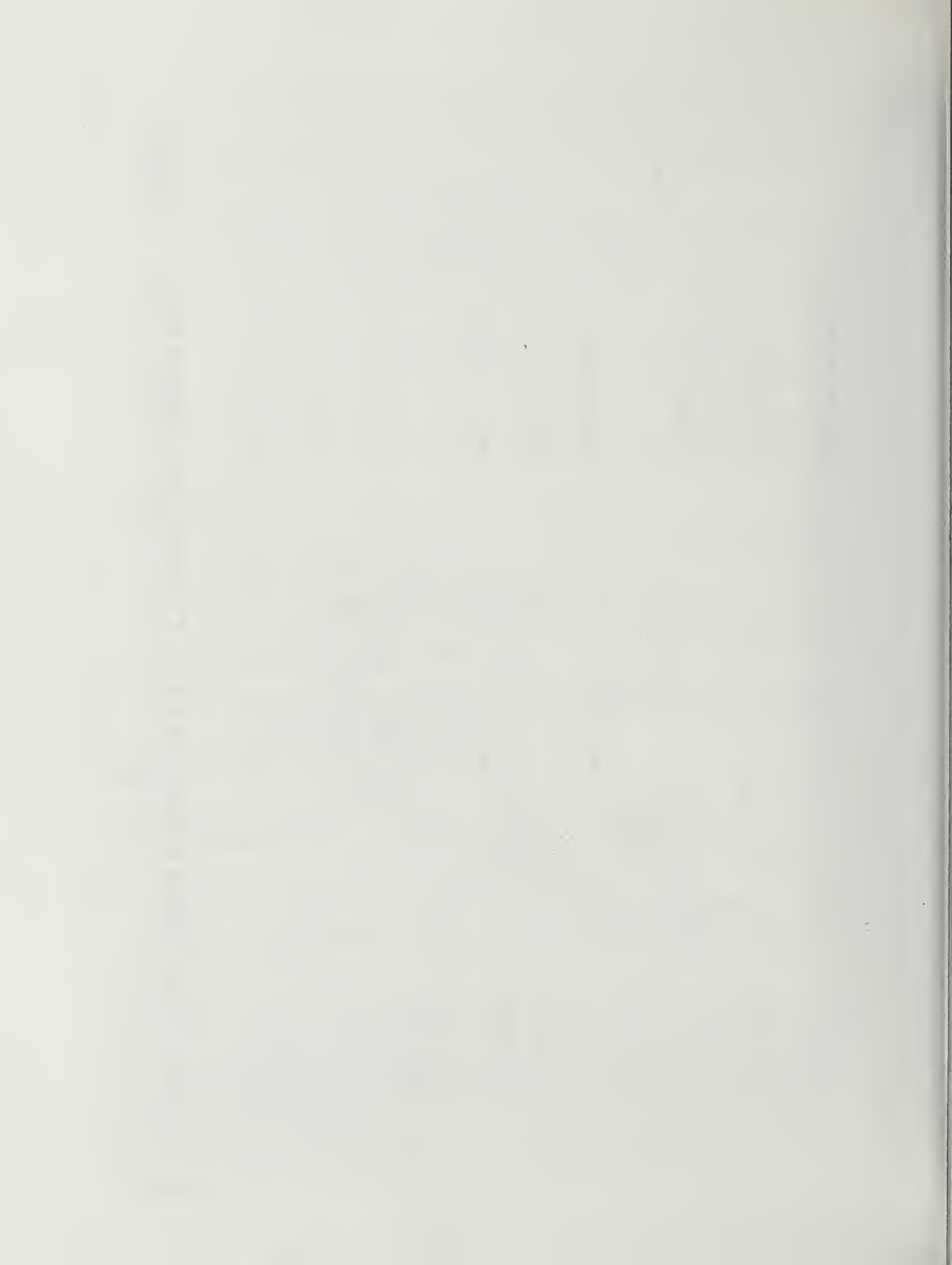
Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].



BAYVIEW OPERA HOUSE PLAZA - Conceptual Design Plan

Landscape Architect's Section
 1000 West 10th Street
 City of San Francisco
 February 2009





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0274E
Project Title: T-Mobile Wireless Telecommunications Facilities
Block/Lot: Multiple Locations
Project Sponsor: Corey Alvin, T-Mobile, (415) 760-9763
Staff Contact: Don Lewis, (415) 575-9095, don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

23/10
T-Mobile proposes to install up to 25 wireless telecommunications facilities (WTFs) onto existing utility poles in the public right-of-way in San Francisco. Each WTF facility would consist of two equipment cabinets, one power meter, associated cables, and three panel antennas mounted together at the top, and all of these components would be attached to an existing utility pole (this equipment is described in further detail below). T-Mobile has provided a list of these new 25 locations at which antennas would be added as part of the proposed WTF project. The locations are distributed throughout the city and are not concentrated in one particular area. Each existing utility pole would be extended by up to approximately ten feet in height, to a total height ranging from 36 feet to 52 feet. No equipment would be installed on the ground or on buildings. The proposed WTFs would operate on both Personal Communication Services

(Continued on next page.)

EXEMPT STATUS:

Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(d)]

GOVERNMENT
DOCUMENTS DEPT

JUN 29 2010

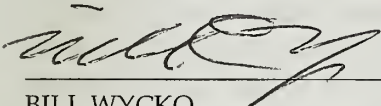
REMARKS:

See next page.

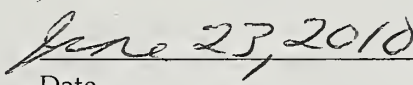
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PUBLIC LIBRARY

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Environmental Review Officer


Date

cc: Corey Alvin, Project Contact
Historical Preservation List
Board of Supervisors

Jonas Ionin, Neighborhood Planning
Bulletin Board, M.D.F.
Ranjit Parhar, Department of Public Works

PROJECT DESCRIPTION (CONTINUED):

(PCS) and cellular frequencies for the sole purpose of providing telecommunication service to wireless customers.

The proposed panel antennas would be 26.1 inches in height, 6.1 inches in width, and 2.7 inches in depth; the proposed equipment cabinets would be 24 inches in height, 17 inches in width, and 11 inches in depth; and the proposed power meter would be 10.88 inches in height, 8 inches in width, and 3.5 inches in depth.

The panel antenna type would be Kathrein Model 742-211 and the total effective radiated power from the three antennas would be a total of 86 watts per site. Ground disturbance is not required for any of the proposed WTF installations. The antennas would be mounted with up to 6 degrees of downtilt at an effective height of at least 36 feet above ground and would be oriented at about 120 degrees in spacing to provide service in all directions.

T-Mobile is required to obtain a Personal Wireless Service Facilities Site Permit (Site Permit) from the Department of Public Works (DPW).¹ Pursuant to DPW's Site Permit, the Planning Department must complete its California Environmental Quality Act (CEQA) review for the proposed project. In addition, the Department of Public Health must also first make a determination on each individual WTF to ensure compliance with the prevailing FCC-adopted health and safety standards limiting human exposure to radio frequency radiation.

T-Mobile previously submitted 40 WTF locations on March 31, 2009, and on November 12, 2009, the Planning Department issued a Certificate of Determination.²

REMARKS (continued):**Public Views and Aesthetics**

In evaluating whether the proposed wireless telecommunications facilities would be exempt from environmental review, the Planning Department determined that they would not result in a significant impact to public views and aesthetics. Visual quality, by its nature, is highly subjective and different viewers may have varying opinions as to whether the proposed wireless facility contributes negatively to the visual landscape of the City and its neighborhoods. It should be noted that CEQA's primary focus regarding visual impact is on scenic vistas within the public realm and the impact of the project on the existing scenic environment. The CEQA Guidelines provide an Initial Study Checklist (Appendix G)

¹ Regulations for Issuing Personal Wireless Service Facilities Site Permits, City and County of San Francisco Department of Public Works Order No. 177,163. These regulations are available for review at the Planning Department, at 1650 Mission Street, Suite 400, as part of case file No. 2009.0292E.

² Thirty-nine of the 40 WTF locations have already been installed. This determination is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2009.0292E.

which indicates that assessments of significant impacts on visual resources should consider whether the project would result in: (1) a substantial, demonstrable negative aesthetic effect; (2) a substantial degradation or obstruction of any scenic view or vista now observed from public areas; or (3) generation of obtrusive light or glare substantially impacting other properties. The proposed project would not result in any of these conditions for the reasons described below.

The project sponsor proposes to deploy 25 wireless facilities onto existing utility poles within the public right-of-way. Based on a review of the submitted locations, no views of more than one affected utility pole would be available from any location. One location would be two blocks from Buena Vista Park, one location would be one block from Buena Vista Park, one location would be one block from Sutro Heights Park, one location borders John McLaren Park, one location borders the Golden Gate Park, one location would be one block from Mission Dolores Park, one location would be two blocks from Lafayette Park, and one location would be one block from the Presidio. Each facility would consist of two brown boxes the size of suitcases and one power meter the size of a shoebox affixed to an existing utility pole. In addition, three antennas would be "stealthed" inside the approximately 10-foot pole extension, which would be the same diameter of the existing utility pole. The antennas would be installed at least 36 feet above the ground level. The proposed wireless facilities would be visible to passersby and observers from nearby buildings but would not be so visually prominent that they would necessarily be noticed. The equipment would be viewed within the immediate context of existing street poles, overhead wires used to provide utility services (e.g., electricity, telephone, and cable television), and the overhead wires that power Muni's electric bus and streetcar fleet. The visual impacts of these wireless facilities would be confined to the immediate areas in which the equipment are located. Utility-related facilities in the public right-of-way are common throughout the City's urbanized environment, and thus the incremental visual effect of the proposed facilities would be minimal. In addition, the proposed wireless facilities would not generate any obtrusive light or glare. The Planning Department reviewed computer-generated photosimulations³ from the project sponsor of the proposed wireless facility which support the Department's conclusion that the proposed project would have a negligible effect on public views and aesthetics.

In reviewing aesthetics under CEQA generally, consideration of the existing context in which a project is proposed is required and evaluation must be based on the impact on the existing environment. That some people may not find them attractive does not mean that they create a significant aesthetic environmental impact. For the proposed project, the context is urban right-of-way that already supports similar utility structures dispersed throughout the City. The proposed wireless facilities are thus consistent with the existing, developed environment. The aesthetics of these facilities are similar to other structures in public right-of-way and therefore cannot be deemed an "unusual circumstance." For those same reasons, the "unusual circumstance" exception to the categorical exemptions is not applicable to aesthetic impacts that are similar to existing or potential comparable structures. These wireless facilities would not be unusual and would not create adverse aesthetic impacts on the environment.

³ Photosimulations of past sites were prepared by the project sponsor and they are available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2009.0292E.

For all the above reasons, installation of the proposed project would not result in a significant adverse effect on public views or aesthetics.

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the CEQA, the Planning Department determined that the proposed project would not result in a significant adverse effect to a historic resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the proposed project would not result in a significant impact to historic resources.⁴ The analysis and conclusions of the HRER are summarized below.

Antennas would be added to existing utility poles within the City and County of San Francisco. As proposed, of the 25 locations for antenna installation, four locations are within areas that have been reviewed in conjunction with adopted or endorsed historic resource surveys, and may be located in areas that are designated or potential historic districts. Antennas have been proposed on utility poles in front of 1102 Anza Street, 200 10th Avenue, 600 Chestnut Street, and 1300 Page Street. Each of these four locations is in close proximity to a parcel that has been identified as a potential historic resource for the purposes of CEQA through the Inner Richmond Survey, the North Beach Survey, the Buena Vista Survey, and/or the 1976 Architectural Survey. However, it is possible that a number of the proposed new wireless facilities would be located in undocumented, potential historic districts. It is possible that some of the proposed new wireless facilities would be located in close proximity to buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that some of the proposed new wireless facilities would be located in close proximity to structures or sites that have not yet been documented, but may be individually eligible for the California Register.

The Department has evaluated the proposed new antennas for existing utility poles that could be located within undocumented potential historic districts within the San Francisco. Based on the size and location of the proposed wireless telecommunications equipment, the Department has determined that the project would conform with the *Secretary of the Interior's Standards for the Treatment of Historical Properties* (*Secretary's Standards*) for any installation proposed within a historic district. The proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation*, including but not limited to Standards 9 and 10. Equipment proposed for utility poles within undocumented, potential historic districts would be clearly differentiated from historic streetscapes, and would not destroy historic materials or spatial relationships that characterize the potential districts. The proposed new equipment may be removed in the future without impairing the essential form and integrity of the historic resource, in those cases in which equipment is placed on utility poles located within undocumented potential historic districts. The proposed project calls for the installation of equipment in a manner that will allow it to be completely removed without affecting the essential form or integrity of the streetscape of the potential historic district. The installation of the proposed equipment would not destroy historic building fabric and would be completely reversible. If the equipment is removed in the future, the essential form and integrity of the potential historic district and its environment would be unimpaired.

⁴ Historic Resource Evaluation Response Memorandum from Sophie Hayward, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, June 21, 2010. This memorandum is attached.

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed wireless facilities; it does not appear that a proposed wireless facility would impact the setting of historic resources in a manner that is considered a significant impact and would not significantly impact the character-defining features of a district, nor would a proposed wireless facility negatively impact the integrity of a potential historic district. It is unlikely that the existence of a proposed wireless facility within the public right-of-way would prevent undocumented, potential historic districts or structures from conveying significance.

For the reasons described above, the proposed project would not result in a significant impact to historic resources.

Exempt Status

The California Environmental Quality Act (CEQA) State Guidelines Section 15303, or Class 3, provides for an exemption from environmental review for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. CEQA State Guidelines Section 15303(d) specifically applies to utility extensions. The proposed wireless facilities are smaller and less noticeable than many of the examples of structures given in Section 15303 as being categorically exempt under CEQA. Thus, the proposed installations are covered by the range of activities properly exempted pursuant to Class 3.

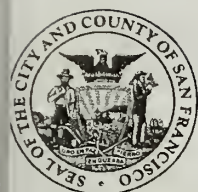
Exceptions to Exemptions/Exclusions from Environmental Review

CEQA Guidelines Section 15300.2 lists exceptions to the use of categorical exemptions. The exceptions include that an exemption shall not be used where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances (Section 15300.2(c)), where the project would cause a substantial adverse change in the significance of a historical resource (Section 15300.2(f)), and where the project would result in a significant cumulative impact (Section 15300.2(b)). As described below, there are no conditions associated with the proposed project that would suggest the possibility of a significant environmental effect.

Radiofrequency Radiation

The proposed equipment would generate radiofrequency (RF) radiation. The applicant submitted a report evaluating the RF emissions that would be generated by the proposed project.⁵ The report concludes that the wireless telecommunications facilities, as proposed, comply with the prevailing FCC-

⁵ Statement by the Consulting Engineers of Hammett & Edison, Inc. on Base Stations on JPA Poles in San Francisco, June 14, 2010. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2010.0274E.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Don Lewis
Project Address: T-Mobile Wireless Telecommunications Facilities - Various Locations
Block/Lot: Multiple Locations
Case No.: 2010.0274E
Date of Review: June 21, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

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PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

T-Mobile proposes to install up to 25 wireless telecommunications facilities (WTF) onto existing utility poles in the public right-of-way in San Francisco. Each WTF facility would consist of two equipment cabinets, one power meter, associated cables, and three panel antennas mounted together at the top, and all of these components would be attached to an existing utility pole (this equipment is described in further detail below). Each utility pole would be extended by up to approximately ten feet in height. No equipment would be installed on the ground or on buildings.

The proposed WTF facility would operate on both Personal Communication Services (PCS) and cellular frequencies for the sole purpose of providing telecommunication service to wireless customers

The proposed panel antennas would be 26.1 inches in height, 6.1 inches in width, and 2.7 inches in depth, the proposed equipment cabinets would be 24 inches in height, 17 inches in width, and 11 inches in depth, and the proposed power meter would be 10.88 inches in height, 8 inches in width, and 3.5 inches in depth.

PRE-EXISTING HISTORIC RATING / SURVEY

T-Mobile has provided a list of the 25 locations at which antennas would be added as part of the proposed WTF project. Antennas would be added to existing utility poles within the City and County of San Francisco. As proposed, of the 25 locations for antenna installation, there are four locations that are within areas that have been reviewed in conjunction with adopted or endorsed historic resource surveys, and may be located in areas that are designated or potential historic districts. Antennas have been proposed on utility poles in front of 1102 Anza Street, 200 10th Avenue, 600 Chestnut Street, and 1300 Page Street. Each of these four locations is in close proximity to a parcel that has been identified as a potential historic resource for the purposes of CEQA through the Inner Richmond Survey, the Northbeach Survey, the Buena Vista Survey, and/or the 1976 Architectural Survey.

The proposed new equipment may also be located on utility poles located within undocumented potential historic districts for the purposes of CEQA.

The proposed new equipment will be located only on existing utility poles and will not be located on individual buildings.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

As noted above, a number of the existing utility poles selected for use may be located in the public right-of-way within potential historic districts.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☐ Unable to determine
Architecture: or ☐ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: As noted above, of the proposed new equipment to be added to existing utility poles, a number may be located within potential historic districts for the purposes of CEQA.

It is possible that a number of the proposed new equipment will be located in close proximity to buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that a number of the proposed new equipment will be located in close proximity to structures or sites that have not yet been documented, but that may be individually eligible for the California Register.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: As noted above, a number of the proposed new equipment may be located in undocumented potential historic districts for the purposes of CEQA.

It does not appear that the addition of the proposed new equipment will impact the integrity of any potential historic districts. Based on the submitted information, it appears that any equipment proposed for existing utility poles within an undocumented potential historic district will be consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*.

The Department has considered the potential of the proposed new equipment to impair the ability of historical resources, including undocumented potential historic districts, to convey their significance.

The Department has determined the proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation*, including but not limited to Standards 9 and 10, as discussed in Section 4 below.

Pursuant to the submitted project proposal, T-Mobile will locate the new equipment on existing utility poles such that:

- Utility poles selected for use are located outside of the boundaries of designated historic districts;
- Utility poles selected for use are not located adjacent to designated historic sites.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

- ☐ No Resource Present (*Go to 6. below*) ☒ Historical Resource Present (*Continue to 4.*)

Note: As discussed above, the equipment may be placed on utility poles located within potential historic districts.

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)
Optional: ☐ See attached explanation of how the project meets standards.

- ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

Note: Based on information submitted by the project sponsor, it appears that the project proposed by T-Mobile will conform to the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*.

The Department has evaluated the proposed new equipment on existing utility poles on four sites that are located within potential historic districts within the City and County of San Francisco, and

their potential impact to historical resources. The Department has determined that the proposed project is consistent with the *Standards*, including but not limited to Standards 9 and 10 of the Secretary of the Interior's *Standards and Guidelines for Rehabilitation*.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Equipment proposed for utility poles within undocumented potential historic districts will be clearly differentiated from historic streetscapes, and will not destroy historic materials or spatial relationships that characterize the potential districts.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new equipment may be removed in the future without impairing the essential form and integrity of the historic resource, in those cases in which equipment is placed on utility poles located within undocumented potential historic districts. The proposed project calls for the installation of equipment in a manner that will allow it to be completely removed without affecting the essential form or integrity of the streetscape of the potential historic district. The installation of the proposed equipment will not destroy historic building fabric, and will be completely reversible. If the equipment is removed in the future, the essential form and integrity of the potential historic district and its environment would be unimpaired.

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed equipment; it does not appear that the proposed equipment will impact the setting of historic resources in a manner that is considered a significant impact. It is unlikely that the existence of the proposed equipment within the public rights of way will prevent future as yet undocumented historic districts or structures from conveying significance.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Note: As proposed, the project will ensure compliance with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*.

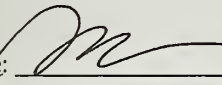
-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the proposed new equipment, if located on existing utility poles within undocumented potential historic districts, will not significantly impact the character-defining features of the district, nor will the proposed new equipment negatively impact the integrity of the potential historic districts.

Visual quality, by nature, is highly subjective and different viewers may have varying opinions as to whether a proposed wireless facility makes for a negative impact to the setting of the City and its neighborhoods. The Department's determination is that the impact of the proposed equipment to the setting of existing and potential historic sites, structures, and districts is not significant, and would not impair the ability of historic resources to convey their significance.

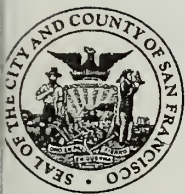
PRESERVATION COORDINATOR REVIEW

Signature: 
Tim Frye, Acting Preservation Coordinator

Date: 6/21/10

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Vernaliza Byrd, Historic Resource Impact Review File



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0156E
Project Title: 1043 Portola Drive
Zoning: RH-1(D) (Residential, House, One-Family [Detached]) District
40-X Height and Bulk District
Block/Lot: 2985/025
Lot Size: 3,297 square feet
Project Sponsor: Bobbie Sue Hood
Hood Miller Associates, Inc.
35 Powhattan Avenue
San Francisco, CA 94110
Staff Contact: Michael E. Smith – (415) 558.6322
michael.e.smith@sfgov.org

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PROJECT DESCRIPTION:

The parcel is located on south side of Portola Drive between Rex and Del Sur Avenues in the Miraloma Park neighborhood. The 3,297 square foot (sf) property is occupied by a one-story over garage, single-family dwelling that was constructed in 1926. The proposal is to extend the existing cross gable up 1'-6" and construct a one-story vertical addition behind the cross gable. The project includes rebuilding the side chimney in a more tapered shape, replacing the central chimney with a slightly taller one, and replacing windows at the sides and rear where needed. The proposed addition would add 1,296 square-feet of habitable area to the existing single-family dwelling. The proposed building would be two-stories over basement and measure approximately 30-feet in height.

(Continued on following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2))

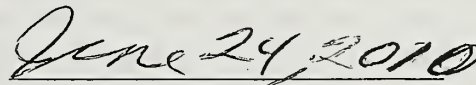
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

GOVERNMENT
DOCUMENTS DEPT

JUL 20 2010

SAN FRANCISCO
PUBLIC LIBRARY

cc: Bobbie Sue Hood, Project Sponsor
Brett Bollinger, MEA Division
Elizabeth Watty, Neighborhood Planning Division
John Brana, Property owner

Supervisor Elsbernd
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The project also includes interior alterations. In total the project would increase the gross square-footage from 2,864 sf to 4,159 sf. The building would remain a single-family dwelling.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, as a contributor to what appears to be a potential historic district.¹ The existing building on the project site was constructed in 1926, which makes it a "Category B" building pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category B properties are over 50 years of age and require review in order to determine whether they are historic resources. As described in the Historic Resource Evaluation Response (HRER) Memorandum (attached), 1043 Portola Drive appears eligible for listing in the California Register as a contributor to a potential historic district under Criterion C (Architecture), as it was designed by Herman C. Baumann, a locally significant architect who played a major role in residential architecture during the 1920's building boom. H. C. Baumann designed the 1043 Portola Drive and the surrounding area of Miraloma Park for the Meyers Brothers.

The subject building is an example of a Tudor Revival/ Storybook styled row house in a suburban setting. Miraloma Park was developed by the Meyer Brothers as a middle-class enclave far from the hustle and bustle of downtown. To keep costs down the floor plans were mass produced and the facades differentiated to give the impression of individualized buildings. According to his grandson, Bruce Baumann, 1043 Portola Drive was designed by Herman C. Baumann. H. C. Baumann had a prolific career as a architect, mostly noted for his work designing apartment buildings in the northern part of the City. Mr. Baumann had a significant impact on local architecture. Although the Meyer Brothers were prolific developers of the western part of the City, they did not have a lasting impact on residential construction locally. Meyer Brothers dissolved in 1942 when the government halted residential construction in response to the Second World War. The subject building is locally significant under Criterion 3 for its association with Herman C. Baumann a prolific local building designer/draftsman in the City.

1043 Portola Drive is a one-story over garage, single-family dwelling constructed in the Tudor Revival/ Storybook style, popular from 1890 to 1940. The building is clad in cement plaster and features two front gables connected by a cross gable with a flat roof at the rear. The front façade consists of two bays that are offset and capped by steeply pitched gabled roofs. One bay contains the garage entrance that has a chamfered bay window above and a taller pitched roof. The bay window has five tall narrow vinyl casement windows and is capped with a pent roof. The secondary bay is beneath a shorter gable and set back a few feet behind the primary bay. The secondary bay contains the elevated front entry and a small window. The entry is recessed and hidden from public view with a porch that has an arched opening. There is a casement window at the porch and smaller fixed window in the secondary bay.

¹ *Historical Resource Evaluation Response for 1043 Portola Drive prepared by Bobbie Sue Hood*

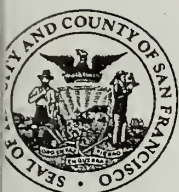
Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:¹

- The subject building would remain a single-family dwelling consistent with the existing and historic established neighborhood pattern.
- The proposed project would retain the historic characteristics of the property, including the visible building massing and scale from the public right-of-way, the multi-gabled roof, the fenestration pattern of the street facades, the recessed front entry, and the cement plaster siding. No conjectural features would be added as part of the proposed project.
- Distinctive features, finishes, and construction techniques would not be significantly impacted by the proposed project.
- The proposed vertical addition would be set back from the building's street facades to minimize its view.

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if: (A) the project is in an area where all public services and facilities are available and (B) the area in which the project is located is not environmentally sensitive. The proposed project would meet these criteria by adding approximately 1,296 sf to an existing approximately 2,864 sf building in an area of the City where all public services and facilities are available and which is not environmentally sensitive.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource, but the project would not adversely impact it or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

¹ *Historical Resource Evaluation Response*



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1043 Portola Drive
Block/Lot: 2985/025
Case No.: 2010.0156E
Date of Review: May 5, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to extend the existing cross gable up 1'-6" and construct a one-story vertical addition on a single family dwelling. The project includes rebuilding the side chimney in a more tapered shape, replacing the central chimney with a slightly taller one, and replacing windows at the sides and rear where needed.

PRE-EXISTING HISTORIC RATING / SURVEY

1043 Portola Drive was constructed in 1926 according to Assessor's records. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is over 50 years of age. It is not included on any historic surveys and it is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on south side of Portola Drive between Rex and Del Sur Avenues in the Miraloma Park neighborhood. The property is located within a RH-1(D) (Residential, House, One-Family, Detached) Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of single-family homes of similar scale. Architectural continuity in the neighborhood is defined by Tudor Revival styled dwellings with steeply sloped front roofs. There are no identified historic resources on the subject or facing blocks.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1925 - 1935

1043 Portola Drive appears eligible for the California Register as a contributor to a district. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register based upon the Supplemental Information Form provided by Bobbie Sue Hood. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register. Please refer to the Supplemental Information Form for additional information.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1926, represents the earliest development of the Miraloma Park neighborhood, but it cannot be demonstrated that the structure has a specific association with its evolution as required by the guidelines. Furthermore, archival records were searched and no association was found between the building and events that have shaped our regional, California, or national heritage. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Theron and Helen Lyman were the original owners of 1043 Portola Drive. Research of archival records yielded not information that would indicate that the Lymans or any subsequent owners of the property were important in our local, regional, or national past. Thus the subject property is not associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is an example of a Tudor Revival/ Storybook styled row house in a suburban setting. Miraloma Park was developed by the Meyer Brothers as a middle-class enclave far from the hustle and bustle of downtown. To keep costs down the floor plans were mass produced and the facades differentiated to give the impression of individualized buildings. According to his grandson, Bruce Baumann, 1043 Portola Drive was designed by Herman C. Baumann. H. C. Baumann had a prolific career as a draftsman, mostly noted for his work designing apartment buildings in the northern part of the City. Mr. Baumann had a significant impact on local architecture. Although the Meyer Brothers were prolific developers of the western part of the City, they did not have a lasting impact on residential construction locally. Meyer Brothers dissolved in 1942 when the government halted residential construction in response to the Second World War. The subject building is locally significant under Criterion 3 for its association with Herman C. Baumann a prolific local building designer/draftsman in the City.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

The immediate context is predominantly single-family dwellings of similar height and scale that were developed by the Meyers Brothers and designed by H. C. Baumann. Mr. Baumann is seen locally as a significant architect for the quality and quantity of his work. The buildings surrounding 1043 Portola Drive represent the earliest development of the Miraloma Park neighborhood. The residential buildings south of Portola Drive appear to be a district that is associated with H. C. Baumann and represent the earliest development of Miraloma Park. 1043 Portola Drive is a contributor to this potential district.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: 1043 Portola Drive has very good historic integrity; the only apparent modification being the replacement of the building's original windows.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*) ☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Notes: The revised project, dated March 17, 2010, retains the front of the building and its character defining complex gabled roof. The new addition is substantially set back from the existing front building wall, would be mostly hidden from view behind the cross gable, and it would extend only 18-inches taller than the existing ridgeline. Staff finds the proposed addition to be minimally visible; hence the project would not cause substantial adverse change in the resource such that the significance of the building would be materially impaired.

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

The character-defining features of the building include:

- Small scale.
- Window fenestration.

- Elevated front entry porch with an entry door that is perpendicular to the street.
- Double- gabled roof connected by a cross-gable.
- Two part front façade with dominant and submissive bays.
- Stucco siding.
- Shingled roof.
- Front angled bay window with pent roof.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The project would not impact the character of the potential district because the scale and character defining features of the building would be retained.

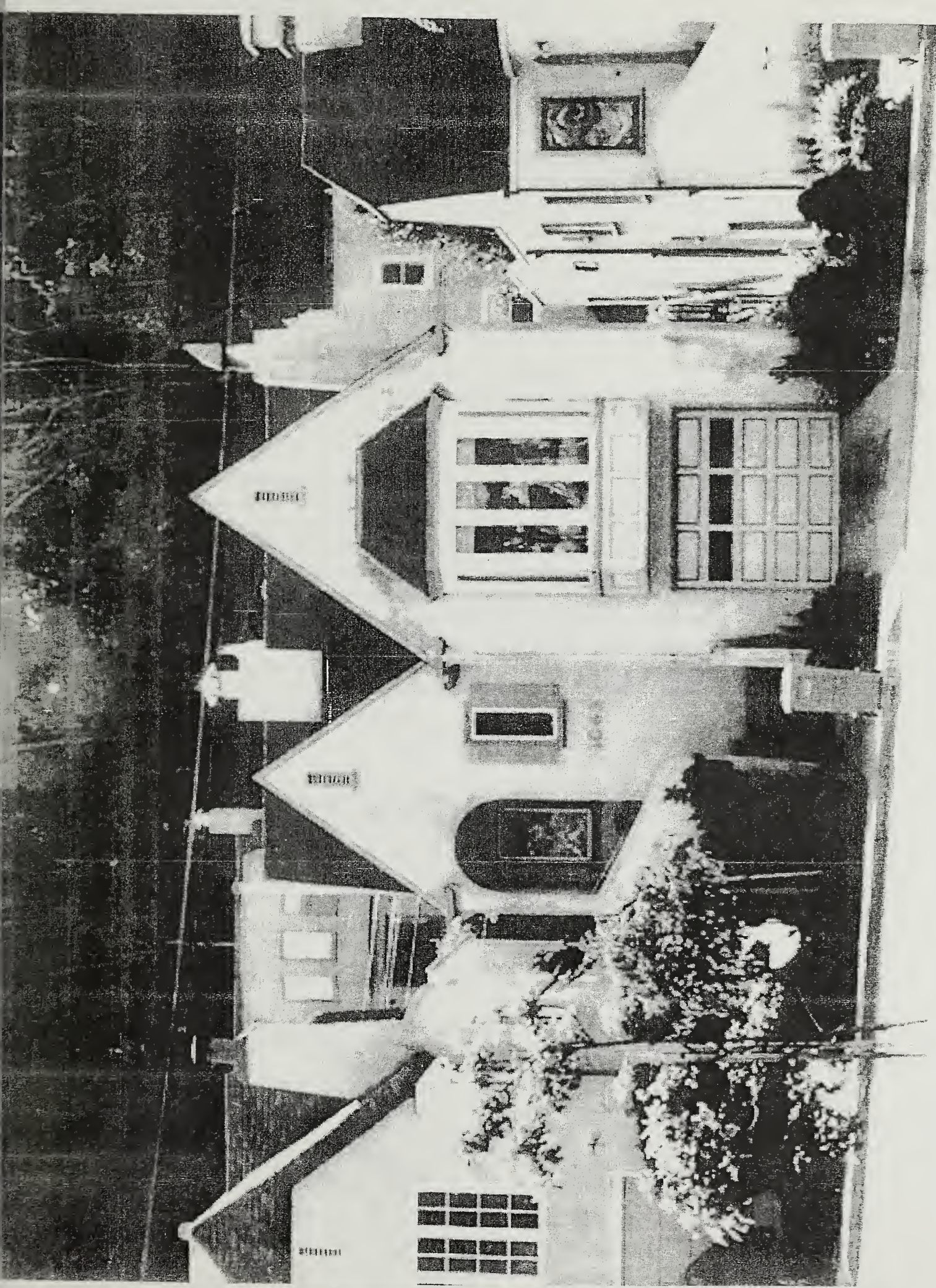
PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: May 5 2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / Environmental Planner
Elizabeth Watty / Project Planner

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SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2009.0049E
Project Title: 631 O'Farrell Street
Zoning: RC-4, 80-T
North of Market Residential Special Use District -- Subarea 2
Block/Lot: 0322A/001-198
Lot Size: 18,390 square feet
Project Sponsor: Rick Hirsch, Permit Me, (415) 377-7826
Staff Contact: Don Lewis -- (415) 575-9095, don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

0/10
T-Mobile proposes to install a wireless telecommunications facility on the roof of the existing 223-foot-tall, 19-story, multi-unit residential building. The project would involve the installation of three panel antennas inside a previously approved Sprint/Nextel enclosure on the façade of the existing penthouse structure and one panel antenna mounted inside a new 14-foot-tall faux rooftop chimney. The proposed panel antennas would be 51.5 inches in height, 24 inches in width, and 3.5 inches in depth. The project would also include the installation of indoor electronic equipment cabinets on the 12th floor, and the installation of a 2-foot-tall GPS antenna with an 18-inch-tall monitoring unit on the roof. The existing building, the Alexander Hamilton Hotel, was constructed in 1930, and is a contributor to the Uptown Tenderloin National Register District. The project site is located on the north side of O'Farrell Street between Leavenworth Street and Hayes Street in the Downtown/Civic Center neighborhood. The project would require a Conditional Use Authorization.

EXEMPT STATUS:

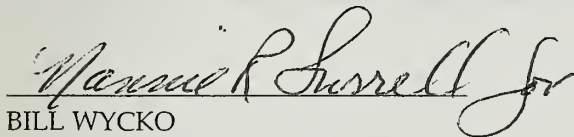
Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(d)]

REMARKS:

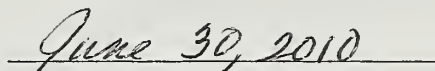
See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Environmental Review Officer


Date

cc: Rick Hirsch, Project Contact
Historical Preservation List

Supervisor Chris Daly
Bulletin Board, M.D.F.

GOVERNMENT
DOCUMENTS DEPT

JUL - 8 2010

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REMARKS (continued):**Historic Resources**

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the proposed project would not result in a significant adverse effect to a historic resource as defined by CEQA. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as A.1, properties which are listed on or formally determined to be eligible for the California Register. The subject building is a contributor to the Uptown Tenderloin National Register District. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the proposed project would not result in a significant impact to the historic resource.¹ The analysis and conclusions of the HRER are summarized below.

Historically known as the Alexander Hamilton Hotel, the subject apartment hotel building was constructed in 1930 and was designed by architect, Albert H. Larsen, and features lobby murals by artist Frank W. Bergman. The subject building is eligible under the Events and Architecture criteria for the National Register of Historic Places. The project building has been subjected to several alterations, including alterations to the ground-floor storefronts, the replacement of the original windows with aluminum windows, and the introduction of a non-historic canopy over the main entry. Despite these changes, the subject building retains a high level of historic integrity. The project as proposed would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired.

The character-defining features of the subject building include all exterior elevations, including rooflines, as well as the main ground-floor lobby space.² The proposed antennae would not extend above the parapet of the penthouse structure, are small in dimension, minimal in overall profile, would be painted to match the exterior wall of the penthouse structure, and would not be anchored in a manner that could potentially damage any character-defining features associated with the building. Given that the subject building is located in a very dense area of the City and that while the penthouse structure is visible at a distance, the proposed antennae would have a minor visual impact upon the character-defining features of the subject building.

The immediate area is rich in historic buildings that have been previously identified as historic resources. However, it does not appear that the proposed project would have a significant adverse impact on any eligible off-site historic resources.

¹ Historic Resource Evaluation Response Memorandum from Tim Frye, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, June 23, 2010. This memorandum is attached.

² There may be additional character-defining features associated with the subject building; however, due to the limited scope of the project, an exhaustive analysis was not conducted.

For the reasons described above, the proposed project would not result in a significant impact to historic resources.

Exempt Status

CEQA State Guidelines Section 15303, or Class 3, provides for an exemption from environmental review for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. CEQA State Guidelines Section 15303(d) specifically applies to utility extensions. The proposed wireless facility is smaller and less noticeable than many of the examples of structures given in Section 15303 as being categorically exempt under CEQA. Thus, the proposed project is covered by the range of activities properly exempted pursuant to Class 3.

Exceptions to Exemptions/Exclusions from Environmental Review

CEQA Guidelines Section 15300.2 lists exceptions to the use of categorical exemptions. The exceptions include that an exemption shall not be used where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances (Section 15300.2(c)), where the project would cause a substantial adverse change in the significance of a historical resource (Section 15300.2(f)), and where the project would result in a significant cumulative impact (Section 15300.2(b)). There are no conditions associated with the proposed project that would suggest the possibility of a significant environmental effect.

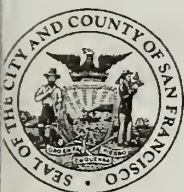
Conclusion

As described above, the proposed project would not have a significant effect on historic resources. Also, there are no unusual circumstances surrounding the current proposal that would trigger an exception to the application of an exemption. Therefore, the proposed project would be categorically exempt under Class 3. For all of the above reasons, the proposed project is appropriately exempt from environmental review.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The document also outlines the responsibilities of the accounting department in ensuring that all transactions are properly recorded and reported.

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SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bolinger
Project Address: 631 O'Farrell Street
Block/Lot: 0322A/001-198
Case No.: 2009.0049E
Date of Review: June 23, 2010
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes the relocation of several existing wireless antennae as well as the installation of new antennae and their associated equipment at the penthouse level of the subject building

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is categorized as a Category "A" building (Known Historic Resource) for the purposes of CEQA because the building is a contributor to the Uptown Tenderloin National Register District. Historically known as the Alexander Hamilton Hotel, the subject building was constructed in 1930 and was designed by architect, Albert H. Larsen and features lobby murals by artist Frank W. Bergman.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The site is in a RC-4 (Residential, Commercial) Zoning District and is in a 80-T Height and Bulk District. The immediate area is rich in historic buildings that have been previously identified as historic resources. The subject building is located within the Uptown-Tenderloin National Register District. The buildings immediate adjacent to the subject site are also contributors to the district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1906-1934

Notes: For more information on the boundaries and the significance of the Uptown-Tenderloin National Register District, please refer to the National Register of Historic Places Register Form by Michael Corbett, adopted February 5, 2009.

In pertinent part, the nomination form states,

631 O'Farrell Street - Contributor

The Alexander Hamilton Hotel; apartment hotel with 195 unit of three to nine rooms; 1930; owner Joseph Greenback 1930, condominium 1963; architect Albert H. Larsen; 19B stories; steel frame structure with reinforced concrete walls; stucco façade, vertical piers and recessed spandrels, fluted piers and panels, chevrons, floral decoration at base, decorative iron in lower windows; setback skyscraper composition; Moderne ornamentation; entry flanked by iron, copper, glass sconces; lobby: murals by Frank W. Bergman, decorative floral panels, columns, grilles; alterations: aluminum windows, storefront, marquee.

The subject building is eligible under the Events and Architecture criteria for the National Register. Of note, any resource that is found to be eligible for the National Register is automatically considered eligible for the California Register.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: The subject building has been subjected to several alterations, including alterations to the ground-floor storefronts, the replacement of the original windows with aluminum windows, and the introduction of a non-historic canopy over the main entry. Despite these changes, the subject building retains a high level of historic integrity.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (*Go to 6. below*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

Notes: The character-defining features of the subject building include all exterior elevations, including rooflines, as well as the main ground-floor lobby space. It is important to note that there may be additional character-defining features associated with the subject building; however, due to the limited scope of the proposed project an exhaustive analysis was not conducted.

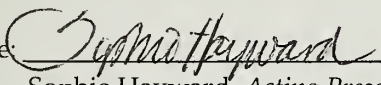
The proposed project will install several wireless antennae and relocate several additional wire antennae on the exterior of the existing penthouse structure. The antennae will not extend above the parapet of the penthouse structure, are small in dimension, minimal in overall profile, will be painted to match the exterior wall of the penthouse structure, and will not be anchored in a manner that could potentially damage any character-defining features associated with the building. The subject building is located in a very dense area of the City, and while the penthouse structure is visible at a distance, the proposed antennae will have a minor visual impact upon the character-defining features of the subject building.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 06 23, 2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

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